

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 03/28/2009
Closing Date 09/11/2005
Disbursement Date 06/26/2001
Settlement Agent Lazarus Chansonne
File # M5R6F4B4J3A6C9L1I3E9
Property 0 Moland Road
 Roanoke, VA 24009
Sale Price \$ 174,281.64

Transaction Information

Borrower Josie Wilmut and Hammad Kort
 073 Gerald Way
 Houston, TX 77040
Seller Tally Mignot and Edmon Struthers
 5 Trailsway Road
 Portland, OR 97221
Lender Conroy-Ward

Loan Information

Loan Term 40 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA _____
Loan ID # 1956292196
MIC # 5324503970

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 87,349.93	YES
Interest Rate	0.40%	YES
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,218.84	YES
Does the loan have these features?		
Prepayment Penalty	YES	* As high as \$4,789.07 if you pay off the loan during the first 5 years
Balloon Payment	YES	

Projected Payments	1-10	11-20	21-30	31-40
Payment Calculation				
Principal & Interest <i>only interest</i>	\$ 686.61	\$ 938.87	\$ 1,241.24	\$ 1,262.10
Mortgage Insurance	+ 215.54	+ 134.73	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 198.68	+ 205.36	+ 234.70	+ 204.50
Estimated Total Monthly Payment	\$ 1,100.83	\$ 1,278.96	\$ 1,475.94	\$ 1,466.60
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 392.83 a month	This estimate includes <input type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		In escrow? YES YES NO

Costs at Closing	
Closing Costs	\$ 52,715.53
Cash to Close	\$ 183,037.38

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 11,995.43				
01 0.01 % of Loan Amount (Points)	\$ 1,440.67	\$ 933.56	\$ 747.26	\$ 618.49	\$ 388.69
02 Escrow Fee/Settlement Fee/Closing Fee	\$ 776.55	\$ 403.25	\$ 386.70	\$ 316.57	\$ 633.37
03 Title - Settlement Agent Fee	\$ 708.41	\$ 843.20	\$ 510.89	\$ 233.99	\$ 523.31
04 Credit Report Fee	\$ 267.92	\$ 334.59	\$ 430.18	\$ 572.47	\$ 276.62
05 Title - Title Search	\$ 484.76	\$ 772.11	\$ 186.72	\$ 299.22	\$ 102.39
06 Mortgage Broker Fee	\$ 1,093.59	\$ 621.06	\$ 544.49	\$ 229.41	\$ 133.39
07 Flood Monitoring Fee	\$ 908.71	\$ 1,487.20	\$ 253.91	\$ 130.55	\$ 198.05
08 Application Fee	\$ 524.14	\$ 395.71	\$ 187.93	\$ 559.88	\$ 267.47
B. Services Borrower Did Not Shop For	\$ 4,757.38				
01 HOA Processing Fee to Dach, Pagac and Durgan	\$ 162.83	\$ 200.07	\$ 166.61	\$ 25.99	\$ 37.51
02 Flood Monitoring Fee to Larkin-Douglas	\$ 269.98	\$ 276.17	\$ 47.13	\$ 65.09	\$ 34.10
03 Title - Settlement Agent Fee to Hudson Group	\$ 166.37	\$ 154.37	\$ 88.04	\$ 30.34	\$ 182.48
04 Lock-in Fee to Eichmann-Parker	\$ 121.52	\$ 222.59	\$ 28.75	\$ 131.74	\$ 88.72
05 HOA Capital Contribution to Torp, Poulos and Kozey	\$ 222.81	\$ 145.80	\$ 178.65	\$ 106.12	\$ 78.19
06 HOA Capital Contribution to Simonis-Koss	\$ 256.18	\$ 344.64	\$ 83.65	\$ 125.27	\$ 137.01
07 Homeowners Insurance Premium to Schumm, Johnson and Hudson	\$ 272.26	\$ 263.03	\$ 82.74	\$ 35.59	\$ 101.99
08 Recording Fee to Koss-Kirlin	\$ 254.01	\$ 229.49	\$ 193.39	\$ 27.75	\$ 172.18
09 Title - Title Search to Sanford, Donnelly and Sauer	\$ 295.79	\$ 322.44	\$ 163.59	\$ 197.67	\$ 88.50
10 Home Warranty Fee to Orn-Wehner	\$ 334.25	\$ 242.78	\$ 100.71	\$ 31.96	\$ 142.66
C. Services Borrower Did Shop For	\$ 14,844.83				
01 Title - Title Search to Jacobi, Ernser and Carter	\$ 292.76	\$ 1,458.58	\$ 641.80	\$ 174.31	\$ 534.93
02 Wire Transfer Fee to Grant-VonRueden	\$ 445.63	\$ 572.06	\$ 193.33	\$ 543.38	\$ 668.22
03 Discount Fee to Beier Inc	\$ 198.27	\$ 1,202.18	\$ 335.72	\$ 506.95	\$ 273.72
04 Tax Monitoring Fee to Grady-Hagenes	\$ 1,016.64	\$ 1,465.54	\$ 183.69	\$ 593.81	\$ 482.75
05 Flood Certification to Williamson and Sons	\$ 1,474.09	\$ 1,387.50	\$ 181.26	\$ 477.35	\$ 119.28
06 Home Inspection Fee to Purdy and Sons	\$ 1,058.08	\$ 766.70	\$ 652.38	\$ 717.89	\$ 212.78
07 Flood Monitoring Fee to Ledner-Larson	\$ 817.18	\$ 855.71	\$ 579.02	\$ 580.35	\$ 635.97
08 Title Report/Title Insurance to Barton, Wuckert and Robel	\$ 879.18	\$ 954.73	\$ 711.15	\$ 610.14	\$ 351.86
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 31,597.64				
Loan Costs Subtotals (A + B + C)	\$ 14,742.58	\$ 16,855.06			
Other Costs					
E. Taxes and Other Government Fees	\$ 451.53				
01 Recording Fees Deed: \$ 45.05 Mortgage: \$ 120.47	\$ 165.52	\$ 100.98	\$ 65.18	\$ 49.06	\$ 25.69
02 Transfer Tax to Nader, Rowe and MacGyver	\$ 64.10	\$ 120.93	\$ 155.62	\$ 56.06	\$ 34.31
F. Prepays	\$ 5,053.55				
01 Homeowner's Insurance Premium (11 mo.) to Weimann Group	\$ 1,323.97	\$ 551.64	\$ 513.58	\$ 311.65	\$ 676.51
02 Mortgage Insurance Premium (19 mo.) to DuBuque Inc	\$ 734.76	\$ 392.51	\$ 475.11	\$ 197.19	\$ 518.19
03 Prepaid Interest (\$ 19.14 per day from 4/14/03 to 4/9/11)	\$ 555.58	\$ 236.80	\$ 140.26	\$ 601.49	\$ 430.09
04 Property Taxes (18 mo.) to Lincoln County	\$ 576.43	\$ 681.86	\$ 169.42	\$ 133.05	\$ 241.99
05					
G. Initial Escrow Payment at Closing	\$ 3,773.54				
01 Homeowner's Insurance \$ 135.68 per month for 9 mo.	\$ 1,221.12				
02 Mortgage Insurance \$ 99.96 per month for 8 mo.	\$ 799.68				
03 Property Taxes \$ 107.15 per month for 15mo.	\$ 1,607.25				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 145.49				
H. Other	\$ 11,839.27				
01 Escrow Fee/Settlement Fee/Closing Fee to Daniel-Cormier	\$ 590.68	\$ 554.82	\$ 1,216.05	\$ 717.34	\$ 540.17
02 Pest Inspection Fee to McGlynn, McLaughlin and Schaden	\$ 1,293.04	\$ 192.82	\$ 5,021.73	\$ 704.71	\$ 214.06
03 Property Taxes to Cassin-Schimmel	\$ 1,252.62	\$ 254.17	\$ 2,138.04	\$ 467.58	\$ 532.66
04 Courier Fee/Postage Fee to Reynolds and Sons	\$ 1,110.10	\$ 238.19	\$ 2,560.74	\$ 284.16	\$ 557.45
05 Discount Fee to McKenzie-Rau	\$ 1,005.06	\$ 596.27	\$ 3,997.93	\$ 430.02	\$ 492.32
06 Lock-in Fee to Windler LLC	\$ 1,090.94	\$ 194.42	\$ 3,543.58	\$ 222.25	\$ 598.13
07 Pest Inspection Fee to Yundt-Collins	\$ 1,499.61	\$ 210.68	\$ 3,385.94	\$ 870.90	\$ 301.85
08 Title - Title Search to Hettinger-Ritchie	\$ 1,448.11	\$ 307.74	\$ 4,740.06	\$ 488.26	\$ 654.95
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 21,117.89				
Other Costs Subtotals (E + F + G + H)	\$ 16,484.06	\$ 4,633.83			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 52,715.53				
Closing Costs Subtotals (D + I)	\$ 31,226.64	\$ 21,488.89			
Lender Credits	\$ 586.47	\$ 691.21			

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$ 43,226.73	\$ 52,715.53	NO
Closing Costs Paid Before Closing	-\$ 1,544.76	-\$ 1,772.54	YES In eleifend quam a odio. In hac habitasse platea dictumst.
Closing Costs Financed (Paid from your Loan Amount)	-\$ 1,544.76	-\$ 1,772.54	YES Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae
Down Payment/Funds from Borrower	-\$ 1,544.76	-\$ 1,772.54	NO
Deposit	-\$ 1,544.76	-\$ 1,772.54	YES Cum sociis natoque penatibus et magnis dis parturient montes, nascetur ridiculus mus.
Funds for Borrower	-\$ 1,544.76	-\$ 1,772.54	NO
Seller Credits	-\$ 1,544.76	-\$ 1,772.54	YES Fusce consequat. Nulla nisl.
Adjustments and Other Credits	-\$ 1,544.76	-\$ 1,772.54	YES Nam ultrices, libero non mattis pulvinar, nulla pede ullamcorper augue
Cash to Close	\$ 32,413.41	\$ 40,307.75	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$ 327,903.97
01 Sale Price of Property	\$ 236,931.92
02 Sale Price of Any Personal Property Included in Sale	\$ 15,386.83
03 Closing Costs Paid at Closing (J)	\$ 52,715.53
04	

Adjustments

05 Vivamus metus arcu, adipiscing molestie, hendrerit at	\$ 11,920.97
06 Integer a nibh. In quis justo.	\$ 1,002.99
07 Quisque id justo sit amet sapien dignissim vestibulum.	\$ 9,495.50

Adjustments for Items Paid by Seller in Advance

08 City/Town Taxes 11/4/2013 to 10/24/2010	\$ 195.82
09 County Taxes 11/3/2001 to 11/5/2014	\$ 98.06
10 Assessments 1/15/2012 to 11/6/2004	\$ 156.35
11	
12	
13	
14	
15	

L. Paid Already by or on Behalf of Borrower at Closing \$ 144,866.59

01 Deposit	\$ 11,053.49
02 Loan Amount	\$ 114,766.39
03 Existing Loan(s) Assumed or Taken Subject to	\$ 11,439.91
04	

Other Credits

06 Pellentesque at nulla.	\$ 740.26
07 Proin at turpis a pede posuere nonummy. Integer non velit.	\$ 609.14

Adjustments

08 Proin eu mi. Nulla ac enim.	\$ 637.04
09 Vestibulum ante ipsum primis in faucibus orci luctus et ultrices	\$ 901.69
10 Etiam faucibus cursus urna.	\$ 977.24
11 Suspendisse potenti. In eleifend quam a odio.	\$ 827.63

Adjustments for Items Unpaid by Seller

12 City/Town Taxes 5/8/2002 to 3/19/2001	\$ 204.28
13 County Taxes 6/17/2005 to 7/5/2016	\$ 163.32
14 Assessments 9/12/2008 to 7/10/2007	\$ 130.80
15	
16	
17	

CALCULATION

Total Due from Borrower at Closing (K)	\$ 327,903.97
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 144,866.59
Cash to Close <input type="checkbox"/> From <input type="checkbox"/> To Borrower	\$ 183,037.38

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$ 250,730.79
01 Sale Price of Property	\$ 236,931.92
02 Sale Price of Any Personal Property Included in Sale	\$ 13,424.01
03	
04	
05	
06	
07	
08	

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes 6/27/2003 to 2/22/2007	\$ 212.69
10 County Taxes 2/13/2008 to 3/19/2009	\$ 109.99
11 Assessments 10/23/2010 to 10/26/2001	\$ 52.18
12	
13	
14	
15	
16	

N. Due from Seller at Closing \$ 254,623.00

01 Excess Deposit	\$ 2,628.06
02 Closing Costs Paid at Closing (J)	\$ 6,306.97
03 Existing Loan(s) Assumed or Taken Subject to	\$ 1,289.89
04 Payoff of First Mortgage Loan	\$ 47,632.19
05 Payoff of Second Mortgage Loan	\$ 123,184.34
06	

08 Seller Credit \$ 72,874.09

09	
10	
11	
12	
13	

Adjustments for Items Unpaid by Seller

14 City/Town Taxes 10/16/2003 to 9/16/2011	\$ 211.61
15 County Taxes 2/17/2002 to 5/14/2002	\$ 149.99
16 Assessments 12/4/2017 to 11/10/2016	\$ 345.86
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$ 250,730.79
Total Due from Seller at Closing (N)	\$ 254,623.00
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 3,892.21

Additional Information About This Loan

Loan Disclosures

Assumption

- If you sell or transfer this property to another person, your lender
- will allow, under certain conditions, this person to assume this loan on the original terms.
 - will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Payment

If your payment is more than 5 days late, your lender will charge a late fee of 11% of the overdue principal and interest payment.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in _____
5874 Hudson Circle

Springfield, VA 22156

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment		A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment		The amount included in your total monthly payment.

- will not have an escrow account because you declined it your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1	\$ 3,312.87	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$ 2,571.88	

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$ 131,024.90
Finance Charge. The dollar amount the loan will cost you.	\$ 43,674.97
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 87,349.93
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	3.490%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	68.490%



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Stehr, Jenkins and Hill	Bruen-Hammes	Bruen Inc	Marvin, Champlin and Gleichner	Walker Inc
Address	2074 Algoma Circle Arvada, CA 80005	02 Independence Park New York City, DC 10175	41713 Amoth Junction Stockton, FL 95205	81704 Claremont Park Washington, NV 20337	72071 Corscot Trail Orlando, TX 32891
NMLS ID	1473667252	1811395478	2357228592	1954903006	7849093971
CO License ID	9306637797	0865903829	0866647297	4218716856	2050196058
Contact	Ainsley Lackinton	Lanae Hassur	Jimmie Cutmore	Constantia Sproston	Sianna Dooland
Contact NMLS ID	6310654688	7368312294	7222167277	2543154371	5371515175
Contact NY License ID	0665243838	3250521355	9215176490	5281532892	8800087563
Email	sdooland7@csmonitor.com	sdooland7@mac.com	sdooland7@seesaa.net	sdooland7@marketwatch.com	sdooland7@etsy.com
Phone	(540) 569-0010	(281) 732-6476	(503) 207-8500	(571) 902-6002	(303) 617-6769

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

The W. H. West Co.

03/27/2017

Applicant Signature

Date

Merchants Transfer & Storage Company

03/27/2017

Co-Applicant Signature

Date