

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 08/11/2014
Closing Date 04/29/2000
Disbursement Date 07/08/2016
Settlement Agent Gail McDonell
File # N6E6F6W0O3K9I8U7V6H7
Property 9 Hazelcrest Trail
 Atlanta, GA 30351
Sale Price \$ 66,126.65

Transaction Information

Borrower Caralie Adnams and Corrine Beagley
 4243 Rieder Drive
 Tampa, FL 33647
Seller Damaris Dimitresco and Xever Ragge
 8537 Nelson Park
 Nashville, TN 37210
Lender Marvin-Gorczyany

Loan Information

Loan Term 25 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA _____
Loan ID # 1974384802
MIC # 8355326038

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 49,678.50	NO
Interest Rate	2.11%	YES
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 2,455.17	YES
Does the loan have these features?		
Prepayment Penalty	YES	* As high as \$659.11 if you pay off the loan during the first 1 years
Balloon Payment	YES	

Projected Payments	1-10	11-20	21-30	31-40
Payment Calculation				
Principal & Interest <i>only interest</i>	\$ 687.64	\$ 870.70	\$ 1,015.79	\$ 1,499.13
Mortgage Insurance	+ 153.75	+ 186.67	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 126.55	+ 129.60	+ 200.59	+ 108.54
Estimated Total Monthly Payment	\$ 967.94	\$ 1,186.97	\$ 1,216.38	\$ 1,607.67
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 205.46 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		In escrow? NO NO YES

Costs at Closing	
Closing Costs	\$ 47,783.82
Cash to Close	\$ 117,766.91

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 12,779.28				
01 0.01 % of Loan Amount (Points)	\$ 373.89	\$ 414.36	\$ 302.31	\$ 175.71	\$ 288.59
02 Title - Lender's Title Insurance	\$ 1,057.00	\$ 673.06	\$ 352.74	\$ 110.68	\$ 410.99
03 Credit Report Fee	\$ 284.40	\$ 1,447.12	\$ 170.46	\$ 675.09	\$ 633.90
04 Flood Insurance	\$ 1,414.21	\$ 1,003.14	\$ 489.32	\$ 677.22	\$ 88.70
05 HOA Capital Contribution	\$ 225.87	\$ 682.51	\$ 114.51	\$ 552.80	\$ 132.88
06 Escrow Fee/Settlement Fee/Closing Fee	\$ 1,368.98	\$ 422.16	\$ 181.43	\$ 380.77	\$ 642.68
07 Title - Title Search	\$ 449.33	\$ 173.55	\$ 479.39	\$ 449.78	\$ 216.22
08 Tax Monitoring Fee	\$ 1,340.74	\$ 1,448.96	\$ 602.59	\$ 337.79	\$ 695.14
B. Services Borrower Did Not Shop For	\$ 3,952.41				
01 Title - Title Search to Stark-VonRueden	\$ 98.36	\$ 96.38	\$ 70.60	\$ 89.53	\$ 184.68
02 Recording Fee to Lehner, Lueilwitz and Kassulke	\$ 224.69	\$ 327.32	\$ 135.17	\$ 131.34	\$ 81.15
03 Title - Lender's Title Insurance to Grant-Abernathy	\$ 211.79	\$ 197.27	\$ 150.37	\$ 155.05	\$ 43.09
04 Title - Owner's Title Insurance to Lind, Bradtke and Beier	\$ 143.25	\$ 128.22	\$ 63.13	\$ 179.65	\$ 64.97
05 Application Fee to Johnson, Howell and Carter	\$ 203.93	\$ 212.39	\$ 145.79	\$ 84.02	\$ 115.14
06 Prepaid Interest to Pfannerstill-Gottlieb	\$ 52.21	\$ 160.11	\$ 124.62	\$ 99.82	\$ 121.91
07 Closing Protection Letter (CPL) to Hackett and Sons	\$ 253.41	\$ 270.48	\$ 156.68	\$ 98.69	\$ 105.51
08 Title - Owner's Title Insurance to Shanahan and Sons	\$ 261.17	\$ 225.37	\$ 167.07	\$ 181.70	\$ 117.72
09 Flood Insurance to Zemlak-Funk	\$ 283.30	\$ 342.55	\$ 27.67	\$ 149.39	\$ 124.47
10 Underwriting Fee to Blick Group	\$ 146.95	\$ 113.26	\$ 124.64	\$ 129.79	\$ 150.16
C. Services Borrower Did Shop For	\$ 10,133.22				
01 Notary Fee to Emard-Stehr	\$ 1,289.56	\$ 384.84	\$ 729.81	\$ 543.70	\$ 726.61
02 Flood Insurance to Wisozk, O'Reilly and Graham	\$ 1,169.25	\$ 170.42	\$ 337.82	\$ 81.44	\$ 433.59
03 Mortgage Broker Fee to Labadie-Crooks	\$ 1,063.00	\$ 188.77	\$ 164.38	\$ 558.42	\$ 141.33
04 HOA Processing Fee to Block-Lemke	\$ 878.99	\$ 208.98	\$ 125.84	\$ 726.99	\$ 214.99
05 Mortgage Insurance Premium to Heaney-Yundt	\$ 1,105.95	\$ 600.94	\$ 609.80	\$ 550.10	\$ 731.33
06 Transfer Taxes to Kassulke LLC	\$ 1,044.23	\$ 235.80	\$ 604.16	\$ 313.46	\$ 693.08
07 Mortgage Insurance to Stoltenberg Group	\$ 514.92	\$ 521.73	\$ 607.84	\$ 524.90	\$ 672.93
08 Prepaid Interest to Spencer-Hayes	\$ 264.70	\$ 491.14	\$ 497.31	\$ 596.85	\$ 605.58
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 26,864.91				
Loan Costs Subtotals (A + B + C)	\$ 15,724.08	\$ 11,140.83			
Other Costs					
E. Taxes and Other Government Fees	\$ 491.35				
01 Recording Fees Deed: \$ 62.60 Mortgage: \$ 137.68	\$ 200.28	\$ 105.23	\$ 30.46	\$ 131.96	\$ 103.97
02 Transfer Tax to Monahan-Friesen	\$ 30.68	\$ 155.16	\$ 63.82	\$ 147.75	\$ 25.90
F. Prepays	\$ 6,216.00				
01 Homeowner's Insurance Premium (3 mo.) to Oberbrunner, Weber and Bayer	\$ 611.35	\$ 170.94	\$ 368.23	\$ 660.36	\$ 255.91
02 Mortgage Insurance Premium (7 mo.) to Heller Inc	\$ 1,423.47	\$ 497.06	\$ 463.93	\$ 567.76	\$ 236.90
03 Prepaid Interest (\$ 21.37 per day from 12/9/12 to 1/2/18)	\$ 1,106.99	\$ 679.43	\$ 468.37	\$ 484.42	\$ 655.77
04 Property Taxes (20 mo.) to Marshall County	\$ 1,238.45	\$ 488.31	\$ 322.05	\$ 298.56	\$ 528.10
05					
G. Initial Escrow Payment at Closing	\$ 2,687.59				
01 Homeowner's Insurance \$ 79.71 per month for 1 mo.	\$ 79.71				
02 Mortgage Insurance \$ 87.11 per month for 19 mo.	\$ 1,655.09				
03 Property Taxes \$ 107.32 per month for 7 mo.	\$ 751.24				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 201.55				
H. Other	\$ 11,523.97				
01 Recording Fee to Klein, Feeney and Casper	\$ 1,284.35	\$ 242.85	\$ 2,716.35	\$ 974.15	\$ 80.54
02 Tax Reserves to Rosenbaum, Rolfson and Boehm	\$ 1,297.55	\$ 572.93	\$ 5,033.18	\$ 906.91	\$ 202.73
03 Notary Fee to Glover, Lubowitz and Kihn	\$ 850.22	\$ 291.31	\$ 3,402.37	\$ 478.14	\$ 85.33
04 Wire Transfer Fee to Kirlin and Sons	\$ 522.34	\$ 655.48	\$ 5,246.74	\$ 426.22	\$ 393.23
05 Survey Fee to Sipes Inc	\$ 1,445.95	\$ 284.33	\$ 4,422.80	\$ 297.09	\$ 627.56
06 Title - Insurance Binder to Homenick and Sons	\$ 1,177.11	\$ 497.57	\$ 4,919.59	\$ 250.13	\$ 337.87
07 Survey Fee to Marks, Marvin and Pfeffer	\$ 918.56	\$ 677.56	\$ 2,495.05	\$ 640.37	\$ 722.74
08 HOA Capital Contribution to Pfeffer Inc	\$ 599.96	\$ 205.90	\$ 1,287.57	\$ 597.69	\$ 525.57
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 20,918.91				
Other Costs Subtotals (E + F + G + H)	\$ 15,394.85	\$ 5,524.06			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 47,783.82				
Closing Costs Subtotals (D + I)	\$ 31,118.93	\$ 16,664.89			
Lender Credits	\$ 442.75	\$ 700.48			

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)	\$ 39,182.73	\$ 47,783.82	NO
Closing Costs Paid Before Closing	-\$ 599.01	-\$ 1,661.34	NO
Closing Costs Financed (Paid from your Loan Amount)	-\$ 599.01	-\$ 1,661.34	NO
Down Payment/Funds from Borrower	-\$ 599.01	-\$ 1,661.34	NO
Deposit	-\$ 599.01	-\$ 1,661.34	YES Cras pellentesque volutpat dui.
Funds for Borrower	-\$ 599.01	-\$ 1,661.34	NO
Seller Credits	-\$ 599.01	-\$ 1,661.34	YES Maecenas ut massa quis augue luctus tincidunt. Nulla mollis molestie lorem.
Adjustments and Other Credits	-\$ 599.01	-\$ 1,661.34	NO
Cash to Close	\$ 34,989.66	\$ 36,154.44	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$ 226,470.09
01	Sale Price of Property	\$ 122,730.06
02	Sale Price of Any Personal Property Included in Sale	\$ 24,895.84
03	Closing Costs Paid at Closing (J)	\$ 47,783.82
04		
Adjustments		
05	Maecenas tincidunt lacus at velit.	\$ 11,812.10
06	Suspendisse ornare consequat lectus. In est risus, auctor sed	\$ 7,128.83
07	Vivamus tortor. Duis mattis egestas metus.	\$ 11,779.16
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes 9/17/2002 to 8/1/2002	\$ 102.39
09	County Taxes 1/10/2012 to 3/5/2003	\$ 59.38
10	Assessments 5/29/2003 to 12/31/2016	\$ 178.51
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing		\$ 108,703.18
01	Deposit	\$ 18,522.57
02	Loan Amount	\$ 79,264.53
03	Existing Loan(s) Assumed or Taken Subject to	\$ 4,019.07
04		
05	Seller Credit	\$ 1,351.57
Other Credits		
06	Mauris ullamcorper purus sit amet nulla. Quisque arcu libero	\$ 782.74
07	Pellentesque viverra pede ac diam. Cras pellentesque volutpat	\$ 1,027.98
Adjustments		
08	Mauris lacinia sapien quis libero. Nullam sit amet turpis	\$ 838.67
09	Integer non velit. Donec diam neque, vestibulum eget	\$ 655.66
10	Aliquam augue quam, sollicitudin vitae, consectetuer eget	\$ 650.27
11	Quisque id justo sit amet sapien dignissim vestibulum.	\$ 1,134.63
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes 1/1/2011 to 1/23/2002	\$ 193.52
13	County Taxes 11/28/2016 to 8/22/2012	\$ 111.12
14	Assessments 11/10/2016 to 5/21/2008	\$ 150.85
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$ 226,470.09
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 108,703.18
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$ 117,766.91

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 134,897.78
01	Sale Price of Property	\$ 122,730.06
02	Sale Price of Any Personal Property Included in Sale	\$ 11,736.09
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes 6/27/2005 to 4/2/2014	\$ 214.97
10	County Taxes 2/23/2006 to 1/6/2010	\$ 81.41
11	Assessments 12/23/2002 to 10/17/2012	\$ 135.25
12		
13		
14		
15		
16		

N. Due from Seller at Closing		\$ 139,619.23
01	Excess Deposit	\$ 7,729.55
02	Closing Costs Paid at Closing (J)	\$ 8,874.69
03	Existing Loan(s) Assumed or Taken Subject to	\$ 2,627.12
04	Payoff of First Mortgage Loan	\$ 34,689.97
05	Payoff of Second Mortgage Loan	\$ 39,638.77
06		
07		
08	Seller Credit	\$ 45,220.01
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes 1/21/2010 to 1/20/2002	\$ 343.79
15	County Taxes 3/8/2008 to 8/13/2006	\$ 183.82
16	Assessments 7/8/2016 to 8/15/2013	\$ 311.51
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$ 134,897.78
Total Due from Seller at Closing (N)	\$ 139,619.23
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 4,721.45

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 40 days late, your lender will charge a late fee of 8% of the monthly 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 _____
11156 Lighthouse Bay Park

Sacramento, CA 94207

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	\$ 1,178.07	Estimated total amount over year 1 for your escrowed property costs: augue vel integer tincidunt
Non-Escrowed Property Costs over Year 1	\$ 1,389.61	Estimated total amount over year 1 for your non-escrowed property costs: nisi ut volutpat justo maecenas rhoncus You may have other property costs.
Initial Escrow Payment	\$ 1,551.50	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$ 900.23	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		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

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.	\$ 74,517.75
Finance Charge. The dollar amount the loan will cost you.	\$ 24,839.25
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 49,678.50
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	6.330%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	55.770%



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	Johnston, Smith and Pfannerstill	Klein-Padberg	Schulist, Stracke and Bradtke	O'Connell, Windler and Lueilwitz	Bechtelar, Tremblay and Oberbrunner
Address	803 Butterfield Drive Birmingham, NC 35263	78521 Heath Place Little Rock, LA 72231	166 Cottonwood Plaza Fayetteville, MI 28305	403 Mayfield Court Baton Rouge, TN 70820	33599 Mosinee Way Kalamazoo, AL 49006
NMLS ID	4898468270	7210681289	7954960643	2489640090	2540185941
AL License ID	1543625337	6085190886	5630004220	5993293548	8903482324
Contact	Ruggiero Wallas	Tessy Dunbodin	Dewie Sizland	Rudyard Whitefoot	Ikey Behagg
Contact NMLS ID	3309870153	4385606763	2106543211	5718414539	7199822035
Contact AR License ID	6153995996	5271128155	3480787282	4773471525	5712836728
Email	ibehaggb@360.cn	ibehaggb@hud.gov	ibehaggb@mlb.com	ibehaggb@reddit.com	ibehaggb@altervista.org
Phone	(404) 813-9334	(813) 619-2781	(615) 173-4258	(916) 976-3487	(205) 308-0249

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.

Selzer Heating Co.
Applicant Signature

05/22/2010

Date

Co-Applicant Signature

Date