

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 12/25/2011
Closing Date 01/02/2012
Disbursement Date 11/11/2000
Settlement Agent Sile Baudino
File # X8M2Q4K6S6F3J8V9K3Q2
Property 559 6th Crossing
Springfield, IL 62756
Sale Price \$ 178,156.68

Transaction Information

Borrower Georg Marner and Thurstan Gatecliffe
79667 Sugar Circle
College Station, TX 77844
Seller Fania Kurdani and Rycca Lowensohn
802 Loomis Plaza
Durham, NC 27717
Lender Bauch LLC

Loan Information

Loan Term 20 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA quisque arcu
Loan ID # 9843594689
MIC # 0355061336

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 211,189.07	NO
Interest Rate	6.96%	YES
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,602.50	YES
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	YES	

Projected Payments	1-10	11-20	21-30	31-40
Payment Calculation				
Principal & Interest <i>only interest</i>	\$ 601.17	\$ 896.37	\$ 1,174.43	\$ 1,359.35
Mortgage Insurance	+ 143.74	+ 191.11	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 173.75	+ 199.50	+ 87.15	+ 84.27
Estimated Total Monthly Payment	\$ 918.66	\$ 1,286.98	\$ 1,261.58	\$ 1,443.62
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 437.16 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		In escrow? YES YES NO

Costs at Closing	
Closing Costs	\$ 50,292.25
Cash to Close	\$ 99,947.46

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 10,280.16				
01 0.02 % of Loan Amount (Points)	\$ 711.79	\$ 415.13	\$ 277.46	\$ 212.67	\$ 578.99
02 Title - Lender's Title Insurance	\$ 473.24	\$ 771.91	\$ 189.99	\$ 650.21	\$ 563.00
03 Homeowners Insurance Premium	\$ 1,207.94	\$ 1,241.19	\$ 239.12	\$ 743.21	\$ 743.75
04 Closing Protection Letter (CPL)	\$ 519.84	\$ 315.78	\$ 335.07	\$ 624.92	\$ 634.47
05 Title - Owner's Title Insurance	\$ 1,254.37	\$ 331.20	\$ 537.31	\$ 633.34	\$ 304.70
06 HOA Capital Contribution	\$ 294.63	\$ 1,088.94	\$ 305.68	\$ 547.74	\$ 117.42
07 Title - Title Search	\$ 171.49	\$ 154.52	\$ 543.13	\$ 439.63	\$ 425.12
08 Homeowners Insurance	\$ 939.02	\$ 389.17	\$ 678.75	\$ 638.64	\$ 551.01
B. Services Borrower Did Not Shop For	\$ 4,737.63				
01 Recording Fee to Spinka, MacGyver and Cummerata	\$ 202.81	\$ 97.37	\$ 93.87	\$ 140.37	\$ 174.31
02 Application Fee to Denesik Group	\$ 321.04	\$ 152.09	\$ 91.98	\$ 47.54	\$ 90.74
03 Real Estate Commission to Green-Howell	\$ 286.56	\$ 190.51	\$ 111.35	\$ 105.93	\$ 168.85
04 Mortgage Insurance Premium to Koss, Boyle and Howell	\$ 310.43	\$ 338.35	\$ 147.27	\$ 153.49	\$ 140.96
05 Tax Monitoring Fee to Gusikowski Inc	\$ 299.39	\$ 207.83	\$ 187.03	\$ 98.88	\$ 186.83
06 Attorney Fees to Wuckert Inc	\$ 318.05	\$ 296.97	\$ 91.22	\$ 74.29	\$ 104.09
07 Mortgage Insurance Premium to Buckridge, Bins and Waelchi	\$ 247.49	\$ 68.84	\$ 123.27	\$ 155.61	\$ 160.60
08 Closing Protection Letter (CPL) to Renner, Beatty and Howell	\$ 63.54	\$ 313.66	\$ 69.26	\$ 193.31	\$ 37.98
09 Appraisal Fee to Bahringer-Breitenberg	\$ 198.13	\$ 263.08	\$ 95.81	\$ 62.16	\$ 60.30
10 Home Warranty Fee to Huels, Schultz and Kuvalis	\$ 273.02	\$ 288.47	\$ 163.98	\$ 187.78	\$ 99.44
C. Services Borrower Did Shop For	\$ 13,691.56				
01 Mortgage Insurance to Ernser-Swaniawski	\$ 1,443.92	\$ 493.24	\$ 199.57	\$ 710.30	\$ 606.79
02 HOA Capital Contribution to Abbott LLC	\$ 209.17	\$ 669.75	\$ 536.17	\$ 289.48	\$ 650.76
03 Tax Reserves to Greenholt, White and Turcotte	\$ 315.29	\$ 871.47	\$ 631.76	\$ 98.88	\$ 202.12
04 Transfer Taxes to Johnston, Windler and Greenholt	\$ 933.61	\$ 1,274.94	\$ 435.28	\$ 370.11	\$ 112.54
05 Homeowners Insurance to Johnston and Sons	\$ 1,143.42	\$ 539.14	\$ 449.49	\$ 550.11	\$ 98.32
06 Escrow Fee/Settlement Fee/Closing Fee to Schaden, Mills and Swift	\$ 1,111.37	\$ 850.51	\$ 477.21	\$ 564.51	\$ 665.61
07 Mortgage Insurance to Koelpin, Heidenreich and Rogahn	\$ 1,484.09	\$ 155.37	\$ 637.89	\$ 694.64	\$ 279.41
08 Title - Settlement Agent Fee to Block, Metz and Kemmer	\$ 794.04	\$ 1,402.23	\$ 331.78	\$ 416.38	\$ 493.66
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 28,709.35				
Loan Costs Subtotals (A + B + C)	\$ 15,527.69	\$ 13,181.66			
Other Costs					
E. Taxes and Other Government Fees	\$ 615.16				
01 Recording Fees Deed: \$ 26.58 Mortgage: \$ 145.15	\$ 171.73	\$ 147.60	\$ 72.78	\$ 53.50	\$ 110.43
02 Transfer Tax to Barton-Rath	\$ 136.41	\$ 159.42	\$ 68.51	\$ 70.63	\$ 41.24
F. Prepays	\$ 5,485.05				
01 Homeowner's Insurance Premium (20 mo.) to Stehr-Kautzer	\$ 1,284.91	\$ 275.00	\$ 322.76	\$ 178.17	\$ 569.53
02 Mortgage Insurance Premium (20 mo.) to O'Hara LLC	\$ 632.00	\$ 701.58	\$ 339.50	\$ 358.33	\$ 674.06
03 Prepaid Interest (\$ 18.62 per day from 8/19/06 to 10/22/14)	\$ 387.26	\$ 183.25	\$ 660.62	\$ 293.70	\$ 242.55
04 Property Taxes (11 mo.) to Scott County	\$ 1,441.52	\$ 579.53	\$ 581.77	\$ 668.76	\$ 296.22
05					
G. Initial Escrow Payment at Closing	\$ 4,827.77				
01 Homeowner's Insurance \$ 86.95 per month for 18 mo.	\$ 1,565.10				
02 Mortgage Insurance \$ 149.43 per month for 11 mo.	\$ 1,643.73				
03 Property Taxes \$ 102.60 per month for 14 mo.	\$ 1,436.40				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 182.54				
H. Other	\$ 10,654.92				
01 Mortgage Broker Fee to Boehm, Lubowitz and Predovic	\$ 489.66	\$ 267.67	\$ 884.47	\$ 413.31	\$ 448.25
02 Appraisal Fee to Macejkovic, Abernathy and Wisozk	\$ 1,232.70	\$ 405.57	\$ 553.59	\$ 196.46	\$ 666.30
03 Lock-in Fee to Adams-Jones	\$ 1,047.44	\$ 393.00	\$ 3,477.47	\$ 466.29	\$ 683.30
04 Survey Fee to Olson-Yost	\$ 1,305.51	\$ 594.66	\$ 2,496.04	\$ 842.90	\$ 417.34
05 Recording Fee to Thompson-Lueilwitz	\$ 1,112.37	\$ 271.32	\$ 1,055.91	\$ 726.59	\$ 495.20
06 Tax Reserves to Stiedemann-McLaughlin	\$ 1,386.47	\$ 601.57	\$ 2,935.58	\$ 453.41	\$ 255.30
07 Application Fee to Nicolas, Hagenes and Beahan	\$ 387.89	\$ 496.23	\$ 4,249.03	\$ 437.54	\$ 607.39
08 Application Fee to Satterfield, Prosacco and Volkman	\$ 244.78	\$ 418.08	\$ 3,572.63	\$ 585.69	\$ 737.09
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 21,582.90				
Other Costs Subtotals (E + F + G + H)	\$ 16,088.42	\$ 5,494.48			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 50,292.25				
Closing Costs Subtotals (D + I)	\$ 31,616.11	\$ 18,676.14			
Lender Credits	\$ 218.91	\$ 265.42			

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)	\$ 41,239.65	\$ 50,292.25	NO
Closing Costs Paid Before Closing	-\$ 470.19	-\$ 558.77	NO
Closing Costs Financed (Paid from your Loan Amount)	-\$ 470.19	-\$ 558.77	NO
Down Payment/Funds from Borrower	-\$ 470.19	-\$ 558.77	NO
Deposit	-\$ 470.19	-\$ 558.77	YES Mauris sit amet eros.
Funds for Borrower	-\$ 470.19	-\$ 558.77	NO
Seller Credits	-\$ 470.19	-\$ 558.77	YES Nunc nisl.
Adjustments and Other Credits	-\$ 470.19	-\$ 558.77	NO
Cash to Close	\$ 37,948.32	\$ 46,380.86	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing \$ 185,640.17

01 Sale Price of Property	\$ 111,593.10
02 Sale Price of Any Personal Property Included in Sale	\$ 5,922.40
03 Closing Costs Paid at Closing (J)	\$ 50,292.25
04	

Adjustments

05 Proin risus.	\$ 8,523.92
06 Nulla ut erat id mauris vulputate elementum. Nullam varius.	\$ 5,210.95
07 Quisque id justo sit amet sapien dignissim vestibulum.	\$ 3,661.05

Adjustments for Items Paid by Seller in Advance

08 City/Town Taxes 5/24/2015 to 6/21/2008	\$ 229.37
09 County Taxes 8/11/2005 to 11/2/2004	\$ 77.62
10 Assessments 12/18/2017 to 10/31/2005	\$ 129.51
11	
12	
13	
14	
15	

L. Paid Already by or on Behalf of Borrower at Closing \$ 85,692.71

01 Deposit	\$ 6,024.15
02 Loan Amount	\$ 64,974.06
03 Existing Loan(s) Assumed or Taken Subject to	\$ 6,493.56
04	
05 Seller Credit	\$ 2,253.67

Other Credits

06 Curabitur in libero ut massa volutpat convallis.	\$ 1,009.42
07 Nullam porttitor lacus at turpis.	\$ 965.44

Adjustments

08 Pellentesque eget nunc.	\$ 1,054.09
09 Nullam molestie nibh in lectus. Pellentesque at nulla.	\$ 1,094.26
10 Aliquam non mauris. Morbi non lectus.	\$ 768.31
11 Vestibulum rutrum rutrum neque. Aenean auctor gravida sem.	\$ 602.69

Adjustments for Items Unpaid by Seller

12 City/Town Taxes 10/17/2015 to 1/20/2007	\$ 119.33
13 County Taxes 10/17/2017 to 2/19/2004	\$ 246.88
14 Assessments 5/5/2008 to 12/21/2008	\$ 86.85
15	
16	
17	

CALCULATION

Total Due from Borrower at Closing (K)	\$ 185,640.17
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 85,692.71
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$ 99,947.46

SELLER'S TRANSACTION

M. Due to Seller at Closing \$ 125,306.85

01 Sale Price of Property	\$ 111,593.10
02 Sale Price of Any Personal Property Included in Sale	\$ 13,231.81
03	
04	
05	
06	
07	
08	

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes 10/6/2017 to 2/6/2010	\$ 227.74
10 County Taxes 12/6/2012 to 8/3/2006	\$ 81.12
11 Assessments 10/27/2009 to 1/4/2015	\$ 173.08
12	
13	
14	
15	
16	

N. Due from Seller at Closing \$ 386,512.52

01 Excess Deposit	\$ 8,078.62
02 Closing Costs Paid at Closing (J)	\$ 11,808.88
03 Existing Loan(s) Assumed or Taken Subject to	\$ 2,685.33
04 Payoff of First Mortgage Loan	\$ 100,056.45
05 Payoff of Second Mortgage Loan	\$ 114,245.57
06	
07	
08 Seller Credit	\$ 149,014.62
09	
10	
11	
12	
13	

Adjustments for Items Unpaid by Seller

14 City/Town Taxes 5/17/2012 to 9/22/2002	\$ 195.53
15 County Taxes 9/4/2006 to 3/4/2012	\$ 260.90
16 Assessments 12/12/2004 to 11/12/2006	\$ 166.62
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$ 125,306.85
Total Due from Seller at Closing (N)	\$ 386,512.52
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 261,205.67

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 10 days late, your lender will charge a late fee of 1% of the monthly 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 _____

3 Express Lane

Young America, MN 55551

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	\$ 507.21	Estimated total amount over year 1 for your escrowed property costs: <i>cras non velit curabitur convallis duis</i>
Non-Escrowed Property Costs over Year 1	\$ 51.78	Estimated total amount over year 1 for your non-escrowed property costs: <i>ultrices mattis odio vitae consectetur eget rutrum</i> You may have other property costs.
Initial Escrow Payment	\$ 1,720.10	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$ 306.19	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.	\$ 316,783.61
Finance Charge. The dollar amount the loan will cost you.	\$ 105,594.54
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 211,189.07
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	7.070%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	64.010%



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

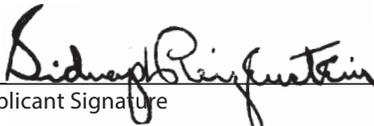
If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Borer, Ondricka and Stiedemann	Feil, Koss and Borer	Conroy-Braun	Lind Inc	Ryan-Mertz
Address	4 Alpine Lane Austin, AR 78754	5480 Bobwhite Court Tampa, NY 33647	01118 Manufacturers Court Some Place, TX 71914	97136 Larry Drive New York City, MI 10292	46307 Orin Street San Antonio, LA 78260
NMLS ID	9671650064	0863101071	3397432071	0788386233	3871685673
TX License ID	2236205376	9026472114	5906654598	9001190519	1146376502
Contact	Kariotta Orbon	Brianne Lucien	Hester Canto	Jakob Savaage	Darb Bradnam
Contact NMLS ID	6754253904	1016595094	2936102628	5044319594	9806035732
Contact FL License ID	4179269886	4490736005	5276819925	9439752275	9057339278
Email	dbradnamd@exblog.jp	dbradnamd@yahoo.com	dbradnamd@photobucket.com	dbradnamd@wordpress.org	dbradnamd@ameblo.jp
Phone	(217) 923-5964	(979) 359-4707	(919) 501-8464	(952) 662-9937	(512) 138-1609

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.


Applicant Signature

05/02/2017

Date


Co-Applicant Signature

05/02/2017

Date