

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 03/20/2001
Closing Date 08/18/2009
Disbursement Date 11/25/2001
Settlement Agent Delmor Fanton
File # Y1P1D8Y8Y1J2I7K9B8K3
Property 16 Bonner Pass
 Baton Rouge, LA 70810
Sale Price \$ 159,747.36

Transaction Information

Borrower Livy Pheasant and Verney Hounsham
 73 Mayer Plaza
 Detroit, MI 48232
Seller Guglielma Vasilyevski and Berna Boggon
 6726 Spohn Road
 Carson City, NV 89706
Lender Zemlak-Sipes

Loan Information

Loan Term 35 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA quisque porta
Loan ID # 1977247479
MIC # 4791562069

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 126,788.81	NO
Interest Rate	3.05%	YES
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,072.39	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments	1-10	11-20	21-30	31-40
Payment Calculation				
Principal & Interest <i>only interest</i>	\$ 651.71	\$ 887.92	\$ 1,054.87	\$ 1,445.71
Mortgage Insurance	+ 131.20	+ 210.52	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 108.06	+ 190.34	+ 230.06	+ 82.58
Estimated Total Monthly Payment	\$ 890.97	\$ 1,288.78	\$ 1,284.93	\$ 1,528.29
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 403.19 a month	This estimate includes <input type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other:		In escrow? NO NO NO

Costs at Closing	
Closing Costs	\$ 52,137.08
Cash to Close	\$ 77,489.48

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 14,158.58				
01 0.01 % of Loan Amount (Points)	\$ 1,174.62	\$ 577.78	\$ 525.08	\$ 145.63	\$ 247.69
02 Title - Title Search	\$ 219.30	\$ 501.58	\$ 714.41	\$ 691.36	\$ 641.33
03 HOA Processing Fee	\$ 1,006.93	\$ 1,409.45	\$ 241.71	\$ 452.49	\$ 747.24
04 Discount Fee	\$ 474.17	\$ 1,389.17	\$ 562.03	\$ 323.94	\$ 425.14
05 Tax Status Research Fee	\$ 1,428.15	\$ 582.03	\$ 471.84	\$ 363.48	\$ 337.34
06 Title - Lender's Title Insurance	\$ 1,230.11	\$ 289.72	\$ 381.32	\$ 180.94	\$ 247.71
07 Recording Fee	\$ 1,161.37	\$ 1,122.99	\$ 727.43	\$ 212.61	\$ 224.92
08 Lock-in Fee	\$ 910.13	\$ 681.08	\$ 195.22	\$ 81.81	\$ 389.67
B. Services Borrower Did Not Shop For	\$ 4,151.35				
01 Title - Insurance Binder to Mayer, Christiansen and Skiles	\$ 290.17	\$ 154.51	\$ 166.19	\$ 58.13	\$ 27.62
02 Real Estate Commission to Gaylord-Renner	\$ 50.07	\$ 185.31	\$ 25.71	\$ 94.13	\$ 181.33
03 Home Inspection Fee to Murazik Group	\$ 121.21	\$ 186.33	\$ 62.94	\$ 130.32	\$ 65.27
04 Pest Inspection Fee to Kling, Hammes and Ziemann	\$ 291.00	\$ 315.11	\$ 188.29	\$ 173.77	\$ 66.76
05 Credit Report Fee to Wunsch Group	\$ 329.86	\$ 199.72	\$ 27.41	\$ 135.00	\$ 103.03
06 Attorney Fees to Flatley Inc	\$ 161.10	\$ 155.24	\$ 39.89	\$ 182.63	\$ 121.59
07 Flood Certification to Dicki-Von	\$ 127.14	\$ 322.92	\$ 111.70	\$ 53.15	\$ 96.13
08 HOA Capital Contribution to Mills-Hackett	\$ 290.46	\$ 134.66	\$ 94.11	\$ 159.55	\$ 34.12
09 Title Report/Title Insurance to Cremin-Ruecker	\$ 145.05	\$ 284.65	\$ 32.34	\$ 172.50	\$ 94.55
10 Flood Monitoring Fee to Shanahan, Langosh and Heaney	\$ 116.62	\$ 290.22	\$ 142.93	\$ 155.46	\$ 51.48
C. Services Borrower Did Shop For	\$ 11,545.80				
01 Tax Reserves to Rosenbaum-Nicolas	\$ 400.32	\$ 553.36	\$ 224.94	\$ 529.71	\$ 405.66
02 HOA Capital Contribution to Ernsler, Jacobi and Mills	\$ 834.43	\$ 1,451.20	\$ 434.04	\$ 188.27	\$ 545.22
03 Mortgage Broker Fee to Ebert, Sauer and Kassulke	\$ 664.75	\$ 1,288.23	\$ 610.44	\$ 599.40	\$ 422.01
04 Title - Settlement Agent Fee to Casper-Windler	\$ 538.07	\$ 244.10	\$ 678.84	\$ 486.45	\$ 224.41
05 Wire Transfer Fee to Lakin, Bauch and Gibson	\$ 407.24	\$ 747.31	\$ 356.77	\$ 385.47	\$ 652.16
06 Escrow Fee/Settlement Fee/Closing Fee to Lang-McClure	\$ 950.75	\$ 598.20	\$ 86.34	\$ 646.07	\$ 235.29
07 Property Taxes to Dicki-Mertz	\$ 439.67	\$ 464.27	\$ 612.38	\$ 655.09	\$ 397.91
08 Flood Insurance to Gutkowski-West	\$ 1,168.76	\$ 795.14	\$ 236.74	\$ 323.40	\$ 605.85
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 29,855.73				
Loan Costs Subtotals (A + B + C)	\$ 14,931.45	\$ 14,924.28			
Other Costs					
E. Taxes and Other Government Fees	\$ 610.50				
01 Recording Fees Deed: \$ 74.18 Mortgage: \$ 113.96	\$ 188.14	\$ 84.88	\$ 62.15	\$ 111.80	\$ 140.28
02 Transfer Tax to Greenholt-Paucek	\$ 166.57	\$ 170.91	\$ 42.37	\$ 171.96	\$ 83.53
F. Prepays	\$ 4,960.07				
01 Homeowner's Insurance Premium (23 mo.) to Howe, Stark and Collins	\$ 266.12	\$ 375.38	\$ 145.52	\$ 208.08	\$ 550.35
02 Mortgage Insurance Premium (11 mo.) to Koepp-Dicki	\$ 1,144.84	\$ 604.50	\$ 424.13	\$ 680.38	\$ 622.54
03 Prepaid Interest (\$ 13.25 per day from 7/10/09 to 5/30/11)	\$ 1,060.82	\$ 743.02	\$ 578.98	\$ 528.55	\$ 600.21
04 Property Taxes (21 mo.) to San Mateo County	\$ 486.56	\$ 278.83	\$ 335.33	\$ 269.39	\$ 429.77
05					
G. Initial Escrow Payment at Closing	\$ 5,909.06				
01 Homeowner's Insurance \$ 90.59 per month for 13 mo.	\$ 1,177.67				
02 Mortgage Insurance \$ 95.11 per month for 13 mo.	\$ 1,236.43				
03 Property Taxes \$ 139.67 per month for 24 mo.	\$ 3,352.08				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 142.88				
H. Other	\$ 10,801.72				
01 Lock-in Fee to Thiel-Sipes	\$ 968.86	\$ 519.79	\$ 4,089.14	\$ 188.44	\$ 713.76
02 Title - Insurance Binder to Strosin, Nicolas and Armstrong	\$ 852.77	\$ 340.50	\$ 3,831.99	\$ 658.77	\$ 173.12
03 Lock-in Fee to Beier-Funk	\$ 1,349.74	\$ 590.84	\$ 4,521.58	\$ 867.91	\$ 439.20
04 Flood Insurance to Gerhold LLC	\$ 1,164.84	\$ 650.36	\$ 951.54	\$ 565.91	\$ 740.89
05 Transfer Taxes to Wilderman, Hodkiewicz and Kozey	\$ 239.17	\$ 713.67	\$ 2,190.31	\$ 435.39	\$ 261.27
06 Tax Monitoring Fee to O'Keefe-Bernhard	\$ 796.27	\$ 375.86	\$ 5,069.04	\$ 458.30	\$ 311.89
07 Application Fee to Durgan-Barrows	\$ 678.69	\$ 259.04	\$ 4,386.40	\$ 629.00	\$ 387.45
08 Homeowners Insurance Premium to Kutch Inc	\$ 858.96	\$ 442.36	\$ 1,042.55	\$ 816.33	\$ 171.26
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 22,281.35				
Other Costs Subtotals (E + F + G + H)	\$ 16,131.41	\$ 6,149.94			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 52,137.08				
Closing Costs Subtotals (D + I)	\$ 31,062.86	\$ 21,074.22			
Lender Credits	\$ 502.11	\$ 712.21			

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)	\$ 42,752.41	\$ 52,137.08	YES Vestibulum quam sapien, varius ut, blandit non, interdum in, ante.
Closing Costs Paid Before Closing	-\$ 1,825.13	-\$ 1,303.94	YES Cras mi pede, malesuada in, imperdiet et, commodo vulputate, justo.
Closing Costs Financed (Paid from your Loan Amount)	-\$ 1,825.13	-\$ 1,303.94	NO
Down Payment/Funds from Borrower	-\$ 1,825.13	-\$ 1,303.94	NO
Deposit	-\$ 1,825.13	-\$ 1,303.94	YES Integer aliquet, massa id lobortis convallis, tortor risus dapibus augue, vel accumsan
Funds for Borrower	-\$ 1,825.13	-\$ 1,303.94	YES Sed ante. Vivamus tortor.
Seller Credits	-\$ 1,825.13	-\$ 1,303.94	NO
Adjustments and Other Credits	-\$ 1,825.13	-\$ 1,303.94	NO
Cash to Close	\$ 29,976.50	\$ 43,009.50	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$ 173,355.11
01	Sale Price of Property	\$ 76,469.09
02	Sale Price of Any Personal Property Included in Sale	\$ 22,271.60
03	Closing Costs Paid at Closing (J)	\$ 52,137.08
04		
Adjustments		
05	Nulla justo.	\$ 1,890.99
06	Etiam justo.	\$ 11,069.18
07	Integer tincidunt ante vel ipsum. Praesent blandit lacinia erat.	\$ 8,951.66
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes 2/19/2002 to 2/26/2016	\$ 184.68
09	County Taxes 5/10/2018 to 3/10/2003	\$ 144.00
10	Assessments 8/20/2012 to 1/15/2001	\$ 236.83
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing		\$ 95,865.63
01	Deposit	\$ 17,815.34
02	Loan Amount	\$ 60,674.29
03	Existing Loan(s) Assumed or Taken Subject to	\$ 9,670.72
04		
05	Seller Credit	\$ 1,459.73
Other Credits		
06	In sagittis dui vel nisl.	\$ 940.30
07	Nunc purus. Phasellus in felis.	\$ 954.31
Adjustments		
08	In hac habitasse platea dictumst. Etiam faucibus cursus urna.	\$ 1,193.66
09	Nulla facilisi. Cras non velit nec nisi vulputate nonummy.	\$ 886.17
10	Proin eu mi. Nulla ac enim.	\$ 875.46
11	Donec semper sapien a libero. Nam dui.	\$ 902.13
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes 2/4/2017 to 2/11/2008	\$ 171.65
13	County Taxes 8/1/2015 to 2/8/2014	\$ 141.18
14	Assessments 3/11/2014 to 12/8/2014	\$ 180.69
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$ 173,355.11
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 95,865.63
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$ 77,489.48

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 92,952.17
01	Sale Price of Property	\$ 76,469.09
02	Sale Price of Any Personal Property Included in Sale	\$ 16,149.92
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes 10/5/2011 to 10/19/2012	\$ 190.48
10	County Taxes 1/29/2007 to 10/31/2005	\$ 71.51
11	Assessments 6/14/2017 to 5/11/2005	\$ 71.17
12		
13		
14		
15		
16		

N. Due from Seller at Closing		\$ 275,745.38
01	Excess Deposit	\$ 5,207.92
02	Closing Costs Paid at Closing (J)	\$ 1,397.00
03	Existing Loan(s) Assumed or Taken Subject to	\$ 7,126.57
04	Payoff of First Mortgage Loan	\$ 113,177.17
05	Payoff of Second Mortgage Loan	\$ 114,481.06
06		
07		
08	Seller Credit	\$ 33,604.63
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes 8/14/2011 to 1/27/2005	\$ 238.47
15	County Taxes 9/22/2014 to 6/4/2009	\$ 242.74
16	Assessments 2/29/2016 to 10/30/2013	\$ 269.82
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$ 92,952.17
Total Due from Seller at Closing (N)	\$ 275,745.38
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 182,793.21

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 20 days late, your lender will charge a late fee of 13% 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 _____
3 Sutteridge Point

Phoenix, AZ 85020

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	\$ 1,340.31	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$ 1,005.98	

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.	\$ 190,183.22
Finance Charge. The dollar amount the loan will cost you.	\$ 63,394.41
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 126,788.81
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.960%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	67.200%



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	Ruecker LLC	Flatley, Runolfsdottir and Kirlin	Rempel, Herzog and Vandervort	Sipes, Willms and Reynolds	Gaylord-Pacocho
Address	49 Tony Hill Austin, LA 78749	86316 Riverside Parkway Lubbock, OH 79410	6 Merchant Pass New Orleans, CT 70142	417 Cordelia Street Cincinnati, FL 45218	42 American Ash Street Waterbury, NE 06721
NMLS ID	0663369168	6293861536	8534563868	5401375781	1539342902
TX License ID	2918283263	7926791800	8521911092	4702412429	7156058844
Contact	Erroll Allso	Scotti MacGee	Forrester Dubery	Myrna Windless	Sebastien Arrighi
Contact NMLS ID	5324318363	9562521852	2141491014	8739481387	2728629024
Contact TX License ID	3574586286	6771881014	9606345094	8860402071	5292144215
Email	sarrighim@ibm.com	sarrighim@google.it	sarrighim@sina.com.cn	sarrighim@google.ca	sarigim@bravesites.com
Phone	(225) 347-8701	(313) 393-7440	(775) 509-2100	(623) 776-1435	(512) 202-4805

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.

05/09/2008

Applicant Signature

Date

05/09/2008

Co-Applicant Signature

Date