

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 04/09/2011
Closing Date 07/27/2003
Disbursement Date 08/19/2015
Settlement Agent Annis Francicione
File # F6C7A0M2B8X8Y2B1B9P8
Property 1 Orin Way
Tucson, AZ 85725
Sale Price \$ 165,076.53

Transaction Information

Borrower Anne Ivanishin and Ardis McRobbie
784 Amoth Alley
Chandler, AZ 85246
Seller Dodie Dog and Tod Youdell
8743 Melby Court
Sacramento, CA 94245
Lender Franecki-Ruecker

Loan Information

Loan Term 40 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA _____
Loan ID # 9614234032
MIC # 7918671623

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 226,275.25	YES
Interest Rate	1.78%	YES
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,425.67	YES
Does the loan have these features?		
Prepayment Penalty	YES	* As high as \$758.69 if you pay off the loan during the first 4 years
Balloon Payment	NO	

Projected Payments	1-10	11-20	21-30	31-40
Payment Calculation				
Principal & Interest <i>only interest</i>	\$ 705.55	\$ 863.89	\$ 1,149.28	\$ 1,466.76
Mortgage Insurance	+ 96.29	+ 178.95	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 169.04	+ 179.04	+ 137.01	+ 208.49
Estimated Total Monthly Payment	\$ 970.88	\$ 1,221.88	\$ 1,286.29	\$ 1,675.25
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 234.02 a month	This estimate includes <input type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		In escrow? YES NO NO

Costs at Closing	
Closing Costs	\$ 48,049.46
Cash to Close	\$ 101,873.39

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 11,643.41				
01 0.09 % of Loan Amount (Points)	\$ 804.36	\$ 778.56	\$ 493.31	\$ 597.33	\$ 282.92
02 Transfer Taxes	\$ 804.66	\$ 748.15	\$ 287.68	\$ 698.29	\$ 595.90
03 Home Inspection Fee	\$ 1,169.53	\$ 1,212.50	\$ 694.15	\$ 386.45	\$ 137.60
04 Home Inspection Fee	\$ 819.10	\$ 432.84	\$ 355.94	\$ 323.73	\$ 574.61
05 Credit Report Fee	\$ 350.56	\$ 1,195.81	\$ 443.46	\$ 299.53	\$ 265.53
06 Title - Settlement Agent Fee	\$ 404.05	\$ 790.11	\$ 487.05	\$ 427.92	\$ 728.73
07 Pest Inspection Fee	\$ 254.14	\$ 1,403.88	\$ 327.91	\$ 96.88	\$ 496.23
08 Flood Certification	\$ 202.16	\$ 273.00	\$ 263.06	\$ 375.39	\$ 744.19
B. Services Borrower Did Not Shop For	\$ 4,308.94				
01 Transfer Taxes to Prosacco, Wuckert and Bartell	\$ 282.94	\$ 247.25	\$ 32.28	\$ 74.69	\$ 80.76
02 Courier Fee/Postage Fee to Ryan and Sons	\$ 169.33	\$ 314.59	\$ 164.50	\$ 67.19	\$ 172.62
03 Real Estate Commission to McLaughlin-Nitzsche	\$ 155.17	\$ 320.82	\$ 52.35	\$ 92.77	\$ 26.29
04 Appraisal Fee to Mertz-Leuschke	\$ 341.34	\$ 82.66	\$ 110.12	\$ 164.32	\$ 176.77
05 Recording Fee to Kihn LLC	\$ 148.15	\$ 145.73	\$ 113.55	\$ 28.05	\$ 186.00
06 Survey Fee to Torp-Towne	\$ 300.00	\$ 76.88	\$ 124.14	\$ 63.83	\$ 133.90
07 Home Warranty Fee to Mosciski Inc	\$ 164.33	\$ 251.88	\$ 106.56	\$ 116.14	\$ 62.91
08 HOA Processing Fee to Prosacco LLC	\$ 269.14	\$ 106.91	\$ 133.18	\$ 69.46	\$ 159.69
09 Closing Protection Letter (CPL) to Gutkowski-O'Hara	\$ 238.66	\$ 263.66	\$ 75.42	\$ 197.59	\$ 29.38
10 Discount Fee to Hermann LLC	\$ 212.46	\$ 217.04	\$ 168.57	\$ 191.17	\$ 187.02
C. Services Borrower Did Shop For	\$ 14,101.53				
01 Prepaid Interest to Balistreri-Sawayn	\$ 748.81	\$ 707.83	\$ 620.94	\$ 87.69	\$ 111.32
02 Homeowners Insurance Premium to Aufderhar, Wolff and Anderson	\$ 1,061.93	\$ 215.23	\$ 252.82	\$ 685.90	\$ 517.51
03 Recording Fee to Schimmel-Reynolds	\$ 1,499.72	\$ 1,387.02	\$ 598.88	\$ 129.37	\$ 310.30
04 HOA Processing Fee to Aufderhar, Tremblay and Gerhold	\$ 1,143.01	\$ 1,186.74	\$ 466.85	\$ 92.87	\$ 188.66
05 Title - Settlement Agent Fee to Leffler, Morar and Murray	\$ 1,085.76	\$ 693.55	\$ 519.14	\$ 601.21	\$ 381.77
06 Title Report/Title Insurance to Hermann Inc	\$ 305.40	\$ 1,485.97	\$ 547.83	\$ 306.79	\$ 122.24
07 Home Inspection Fee to MacGyver Group	\$ 924.53	\$ 955.42	\$ 188.93	\$ 659.45	\$ 310.77
08 Home Inspection Fee to King, Jacobson and Schroeder	\$ 460.88	\$ 239.73	\$ 723.95	\$ 506.52	\$ 651.76
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 30,053.88				
Loan Costs Subtotals (A + B + C)	\$ 14,320.12	\$ 15,733.76			
Other Costs					
E. Taxes and Other Government Fees	\$ 491.51				
01 Recording Fees Deed: \$ 57.61 Mortgage: \$ 100.88	\$ 158.49	\$ 125.40	\$ 103.58	\$ 120.29	\$ 143.28
02 Transfer Tax to Grant, Medhurst and Bauch	\$ 64.19	\$ 143.43	\$ 57.98	\$ 142.32	\$ 107.03
F. Prepays	\$ 4,724.35				
01 Homeowner's Insurance Premium (18 mo.) to Dach, Smith and Klein	\$ 1,464.02	\$ 493.17	\$ 658.50	\$ 318.13	\$ 174.22
02 Mortgage Insurance Premium (23 mo.) to Pfannerstill Inc	\$ 291.10	\$ 428.68	\$ 446.13	\$ 697.41	\$ 167.24
03 Prepaid Interest (\$ 16.03 per day from 4/7/10 to 8/17/00)	\$ 785.38	\$ 427.07	\$ 663.21	\$ 513.11	\$ 132.86
04 Property Taxes (13 mo.) to Fulton County	\$ 347.33	\$ 487.60	\$ 196.54	\$ 431.10	\$ 519.72
05					
G. Initial Escrow Payment at Closing	\$ 3,552.38				
01 Homeowner's Insurance \$ 106.43 per month for 9 mo.	\$ 957.87				
02 Mortgage Insurance \$ 75.45 per month for 1 mo.	\$ 75.45				
03 Property Taxes \$ 109.29 per month for 21 mo.	\$ 2,295.09				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 223.97				
H. Other	\$ 9,227.34				
01 Mortgage Insurance Premium to Jacobson-Hilpert	\$ 940.13	\$ 461.39	\$ 2,022.44	\$ 392.82	\$ 343.89
02 Mortgage Insurance to Hettinger, Franecki and Lueilwitz	\$ 246.29	\$ 260.54	\$ 2,843.01	\$ 740.48	\$ 289.59
03 Mortgage Insurance to Okuneva-Satterfield	\$ 643.09	\$ 475.82	\$ 2,924.02	\$ 783.33	\$ 176.26
04 Processing Fee to Ferry, Satterfield and Durgan	\$ 713.36	\$ 682.69	\$ 678.25	\$ 861.90	\$ 708.05
05 Homeowners Insurance Premium to Heidenreich, Kreiger and Bergstrom	\$ 1,325.66	\$ 278.66	\$ 2,072.41	\$ 440.44	\$ 297.35
06 Escrow Fee/Settlement Fee/Closing Fee to Kiehn and Sons	\$ 1,358.35	\$ 550.60	\$ 4,149.91	\$ 899.74	\$ 254.55
07 Courier Fee/Postage Fee to Halvorson-Christiansen	\$ 230.85	\$ 708.08	\$ 5,577.30	\$ 614.72	\$ 173.24
08 Real Estate Commission to Stokes Inc	\$ 155.66	\$ 196.17	\$ 2,959.94	\$ 642.93	\$ 432.92
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 17,995.58				
Other Costs Subtotals (E + F + G + H)	\$ 12,276.28	\$ 5,719.30			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 48,049.46				
Closing Costs Subtotals (D + I)	\$ 26,596.40	\$ 21,453.06			
Lender Credits	\$ 226.15	\$ 744.05			

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)	\$ 39,400.56	\$ 48,049.46	YES Integer aliquet, massa id lobortis convallis, tortor risus dapibus augue, vel accumsan
Closing Costs Paid Before Closing	-\$ 1,733.73	-\$ 957.09	YES Pellentesque at nulla.
Closing Costs Financed (Paid from your Loan Amount)	-\$ 1,733.73	-\$ 957.09	NO
Down Payment/Funds from Borrower	-\$ 1,733.73	-\$ 957.09	YES Lorem ipsum dolor sit amet, consectetur adipiscing elit.
Deposit	-\$ 1,733.73	-\$ 957.09	YES Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia Curae
Funds for Borrower	-\$ 1,733.73	-\$ 957.09	NO
Seller Credits	-\$ 1,733.73	-\$ 957.09	YES Duis at velit eu est congue elementum. In hac habitasse platea dictumst.
Adjustments and Other Credits	-\$ 1,733.73	-\$ 957.09	NO
Cash to Close	\$ 27,264.45	\$ 41,349.83	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$ 191,856.57
01	Sale Price of Property	\$ 123,360.96
02	Sale Price of Any Personal Property Included in Sale	\$ 6,875.27
03	Closing Costs Paid at Closing (J)	\$ 48,049.46
04		
Adjustments		
05	Vivamus vestibulum sagittis sapien.	\$ 3,928.02
06	Phasellus in felis. Donec semper sapien a libero.	\$ 5,098.39
07	Morbi quis tortor id nulla ultrices aliquet.	\$ 3,987.44
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes 8/4/2002 to 11/23/2008	\$ 247.20
09	County Taxes 4/10/2012 to 2/4/2002	\$ 142.22
10	Assessments 12/3/2010 to 4/25/2001	\$ 167.61
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing		\$ 89,983.18
01	Deposit	\$ 3,217.75
02	Loan Amount	\$ 67,149.80
03	Existing Loan(s) Assumed or Taken Subject to	\$ 12,291.00
04		
05	Seller Credit	\$ 1,175.88
Other Credits		
06	Donec vitae nisi. Nam ultrices, libero non mattis pulvinar	\$ 707.29
07	Maecenas rhoncus aliquam lacus. Morbi quis tortor id nulla	\$ 800.34
Adjustments		
08	In est risus, auctor sed, tristique in, tempus sit amet, sem.	\$ 1,198.65
09	Suspendisse potenti. Cras in purus eu magna vulputate luctus.	\$ 1,016.44
10	In blandit ultrices enim.	\$ 743.75
11	Proin leo odio, porttitor id, consequat in, consequat ut, nulla.	\$ 1,176.76
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes 2/13/2016 to 8/27/2007	\$ 205.47
13	County Taxes 2/28/2009 to 6/20/2006	\$ 130.17
14	Assessments 5/16/2011 to 6/19/2001	\$ 169.88
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$ 191,856.57
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 89,983.18
Cash to Close <input type="checkbox"/> From <input type="checkbox"/> To Borrower	\$ 101,873.39

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 135,402.15
01	Sale Price of Property	\$ 123,360.96
02	Sale Price of Any Personal Property Included in Sale	\$ 11,494.31
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes 10/10/2015 to 2/22/2007	\$ 98.96
10	County Taxes 2/2/2006 to 8/27/2014	\$ 227.54
11	Assessments 10/1/2009 to 3/30/2003	\$ 220.38
12		
13		
14		
15		
16		

N. Due from Seller at Closing		\$ 316,741.03
01	Excess Deposit	\$ 7,411.67
02	Closing Costs Paid at Closing (J)	\$ 13,886.51
03	Existing Loan(s) Assumed or Taken Subject to	\$ 6,286.47
04	Payoff of First Mortgage Loan	\$ 95,157.04
05	Payoff of Second Mortgage Loan	\$ 53,770.13
06		
07		
08	Seller Credit	\$ 139,358.55
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes 9/23/2016 to 7/18/2018	\$ 292.89
15	County Taxes 10/8/2008 to 7/22/2011	\$ 303.92
16	Assessments 1/15/2018 to 3/18/2005	\$ 273.85
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$ 135,402.15
Total Due from Seller at Closing (N)	\$ 316,741.03
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 181,338.88

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 45 days late, your lender will charge a late fee of 10% 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 _____
8 Saint Paul Court

Homestead, FL 33034

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	\$ 2,420.02	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$ 1,757.59	

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.	\$ 339,412.88
Finance Charge. The dollar amount the loan will cost you.	\$ 113,137.63
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 226,275.25
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	2.230%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	66.610%



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	Schimmel, Stehr and Orn	Rodriguez-Schwalter	Brekke, Schneider and Effertz	Oberbrunner-Stracke	Bailey and Sons
Address	099 Londonderry Park Baltimore, CA 21229	01 Green Crossing Greensboro, CO 27415	2203 Loomis Plaza Corona, CA 92883	6190 6th Point Denver, GA 80270	46824 Straubel Hill San Diego, TX 92115
NMLS ID	3633120922	7690008757	3663356172	4278378930	8537756847
MD License ID	0544815235	7135157286	5341125875	9708822471	1363800360
Contact	Rabbi Bowfin	Faun Radleigh	Lesya Blatcher	John Colquitt	Guglielmo Quenell
Contact NMLS ID	5376402054	7097756209	0358276615	0143164155	7524781849
Contact NC License ID	8214937292	3965405742	8385098991	9361295951	5948853470
Email	gquenellf@webden.co.uk	gquenellf@shinystat.com	gquenellf@alibaba.com	gquenellf@gizmodo.com	gquenellf@t-online.de
Phone	(520) 387-9798	(480) 401-7181	(916) 688-0724	(786) 179-7659	(443) 437-7897

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.

06/28/2013

Applicant Signature

Date

Co-Applicant Signature

Date