

Closing Disclosure

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

Closing Information		Transaction Information		Loan Information	
Date Issued	02/01/2006	Borrower	Bertrando Pedlar and Tiler Spurriar 7929 Sommers Place Washington, DC 20503	Loan Term	35 years
Closing Date	05/06/2004			Purpose	Purchase
Disbursement Date	12/05/2017	Seller	Roanna Crowler and Rudd Cheeney 910 Anzinger Place Asheville, NC 28815	Product	Fixed Rate
Settlement Agent	Ollie Witty			Loan Type	<input type="checkbox"/> Conventional <input checked="" type="checkbox"/> FHA
File #	G5R3P8Z5J6A9C3M1N7Y0	Lender	Johns-Hickle		<input type="checkbox"/> VA <input type="checkbox"/>
Property	846 Scofield Alley Las Vegas, NV 89120			Loan ID #	9887591851
Sale Price	\$ 112,831.26			MIC #	1670962613

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$ 53,998.78	YES	
Interest Rate	8.04%	YES	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,651.32	YES	
		Does the loan have these features?	
Prepayment Penalty		YES <small>* As high as \$2,436.03 if you pay off the loan during the first 1 years</small>	
Balloon Payment		NO	

Projected Payments				
Payment Calculation	1-10	11-20	21-30	31-40
Principal & Interest	\$ 578.00 <small>only interest</small>	\$ 898.46	\$ 1,238.13	\$ 1,382.71
Mortgage Insurance	+ 247.88	+ 215.95	+ 0.00	+ \$ 0.00
Estimated Escrow <small>Amount can increase over time</small>	+ 175.05	+ 156.94	+ 115.17	+ 249.73
Estimated Total Monthly Payment	\$ 1,000.93	\$ 1,271.35	\$ 1,353.30	\$ 1,632.44
Estimated Taxes, Insurance & Assessments <small>Amount can increase over time See page 4 for details</small>	\$ 214.57 a month	This estimate includes <input type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other:		In escrow? NO YES YES

Costs at Closing	
Closing Costs	\$ 52,173.21
Cash to Close	\$ 141,213.02

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$ 12,141.23				
01	0.01 % of Loan Amount (Points)	\$ 222.62	\$ 1,179.12	\$ 286.37	\$ 572.04	\$ 522.06
02	Processing Fee	\$ 1,331.06	\$ 857.27	\$ 159.88	\$ 157.68	\$ 278.46
03	Title - Owner's Title Insurance	\$ 1,457.67	\$ 245.07	\$ 164.39	\$ 347.07	\$ 562.40
04	Title Report/Title Insurance	\$ 220.69	\$ 790.04	\$ 630.41	\$ 282.10	\$ 443.95
05	Real Estate Commission	\$ 1,128.49	\$ 750.86	\$ 249.92	\$ 351.38	\$ 701.80
06	Courier Fee/Postage Fee	\$ 250.40	\$ 1,174.67	\$ 595.19	\$ 162.21	\$ 400.86
07	Title Report/Title Insurance	\$ 791.62	\$ 640.70	\$ 747.37	\$ 412.13	\$ 372.66
08	Mortgage Broker Fee	\$ 345.87	\$ 755.08	\$ 687.56	\$ 407.65	\$ 528.33
B. Services Borrower Did Not Shop For		\$ 4,387.34				
01	Escrow Fee/Settlement Fee/Closing Fee to Kilback, Herzog and McCullough	\$ 116.77	\$ 209.49	\$ 152.67	\$ 134.53	\$ 142.91
02	Credit Report Fee to Hegmann Inc	\$ 258.03	\$ 210.25	\$ 75.79	\$ 98.05	\$ 47.11
03	Transfer Taxes to Beahan-O'Connell	\$ 80.90	\$ 315.99	\$ 42.71	\$ 67.05	\$ 60.68
04	Home Warranty Fee to Abernathy-Corkery	\$ 177.49	\$ 162.78	\$ 27.83	\$ 95.68	\$ 46.19
05	Application Fee to Farrell, Reichel and Macejkovic	\$ 299.38	\$ 255.30	\$ 28.66	\$ 54.85	\$ 51.32
06	Appraisal Fee to Lind-Gottlieb	\$ 280.77	\$ 54.79	\$ 188.38	\$ 191.04	\$ 156.61
07	Mortgage Insurance to Blick and Sons	\$ 281.23	\$ 223.14	\$ 119.40	\$ 95.45	\$ 37.89
08	Homeowners Insurance Premium to Boyer Inc	\$ 261.51	\$ 312.35	\$ 107.31	\$ 137.32	\$ 133.88
09	Notary Fee to Glover Group	\$ 263.41	\$ 290.82	\$ 92.71	\$ 188.10	\$ 139.49
10	Tax Status Research Fee to Muller, Roberts and Cronin	\$ 157.33	\$ 175.61	\$ 122.01	\$ 50.34	\$ 122.91
C. Services Borrower Did Shop For		\$ 15,067.17				
01	Homeowners Insurance Premium to Emmerich, McGlynn and Feest	\$ 384.21	\$ 319.17	\$ 441.85	\$ 349.22	\$ 111.48
02	Wire Transfer Fee to Sauer-Hauck	\$ 1,450.76	\$ 1,078.62	\$ 273.62	\$ 505.94	\$ 208.72
03	Processing Fee to Ratke and Sons	\$ 1,441.32	\$ 264.03	\$ 86.52	\$ 87.76	\$ 728.16
04	Home Inspection Fee to Prohaska Inc	\$ 1,080.71	\$ 839.20	\$ 684.66	\$ 82.36	\$ 402.03
05	Underwriting Fee to Hills Group	\$ 1,160.33	\$ 1,063.12	\$ 520.10	\$ 744.15	\$ 251.54
06	Tax Monitoring Fee to Kautzer, Borer and Macejkovic	\$ 1,019.70	\$ 875.87	\$ 437.98	\$ 578.84	\$ 670.24
07	Underwriting Fee to Ernsner-Bechtelar	\$ 494.28	\$ 1,425.03	\$ 274.90	\$ 506.95	\$ 595.39
08	Tax Monitoring Fee to Morar Inc	\$ 1,218.54	\$ 952.28	\$ 399.25	\$ 285.74	\$ 554.19
D. TOTAL LOAN COSTS (Borrower-Paid)		\$ 31,595.74				
Loan Costs Subtotals (A + B + C)		\$ 16,175.09	\$ 15,420.65			
Other Costs						
E. Taxes and Other Government Fees		\$ 373.35				
01	Recording Fees Deed: \$ 33.18 Mortgage: \$ 76.95	\$ 110.13	\$ 139.76	\$ 125.78	\$ 129.66	\$ 142.40
02	Transfer Tax to Mosciski and Sons	\$ 82.56	\$ 40.90	\$ 115.83	\$ 161.16	\$ 99.23
F. Prepays		\$ 4,717.22				
01	Homeowner's Insurance Premium (17 mo.) to Hegmann Inc	\$ 328.32	\$ 749.30	\$ 617.83	\$ 655.77	\$ 649.20
02	Mortgage Insurance Premium (11 mo.) to Graham-Kemmer	\$ 784.31	\$ 410.17	\$ 218.01	\$ 746.42	\$ 185.81
03	Prepaid Interest (\$ 13.33 per day from 9/16/13 to 11/13/07)	\$ 968.43	\$ 369.77	\$ 266.34	\$ 362.41	\$ 353.35
04	Property Taxes (19 mo.) to Ringgold County	\$ 437.18	\$ 669.74	\$ 423.35	\$ 597.49	\$ 143.06
05						
G. Initial Escrow Payment at Closing		\$ 5,231.34				
01	Homeowner's Insurance \$ 115.80 per month for 18 mo.	\$ 2,084.40				
02	Mortgage Insurance \$ 118.06 per month for 23 mo.	\$ 2,715.38				
03	Property Taxes \$ 123.08 per month for 2 mo.	\$ 246.16				
04						
05						
06						
07						
08	Aggregate Adjustment	\$ 185.40				
H. Other		\$ 10,255.56				
01	Title - Owner's Title Insurance to Crona Group	\$ 697.38	\$ 453.71	\$ 2,000.77	\$ 384.45	\$ 422.98
02	HOA Processing Fee to Ledner, Stokes and Lind	\$ 221.96	\$ 478.64	\$ 1,822.19	\$ 462.34	\$ 455.40
03	Homeowners Insurance Premium to Morissette, Brakus and Champlin	\$ 579.57	\$ 495.64	\$ 1,261.69	\$ 296.77	\$ 96.24
04	Property Taxes to Kessler, Herzog and Zulauf	\$ 1,314.84	\$ 140.65	\$ 1,048.17	\$ 828.48	\$ 297.63
05	Attorney Fees to Christiansen, O'Conner and Waters	\$ 1,495.29	\$ 501.59	\$ 1,949.48	\$ 661.35	\$ 94.17
06	Escrow Fee/Settlement Fee/Closing Fee to Dibbert-Fadel	\$ 957.31	\$ 549.51	\$ 5,048.37	\$ 177.03	\$ 392.18
07	Lock-in Fee to Welch, Cole and Champlin	\$ 402.01	\$ 472.84	\$ 3,967.46	\$ 273.63	\$ 473.25
08	Home Inspection Fee to Moore, Larkin and Mosciski	\$ 1,234.41	\$ 260.21	\$ 2,261.18	\$ 598.60	\$ 528.88
I. TOTAL OTHER COSTS (Borrower-Paid)		\$ 20,577.47				
Other Costs Subtotals (E + F + G + H)		\$ 14,845.04	\$ 5,732.43			
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$ 52,173.21				
Closing Costs Subtotals (D + I)		\$ 31,020.13	\$ 21,153.08			
Lender Credits		\$ 445.03	\$ 376.36			

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)	\$ 42,782.03	\$ 52,173.21	NO
Closing Costs Paid Before Closing	-\$ 2,130.42	-\$ 917.01	NO
Closing Costs Financed (Paid from your Loan Amount)	-\$ 2,130.42	-\$ 917.01	NO
Down Payment/Funds from Borrower	-\$ 2,130.42	-\$ 917.01	NO
Deposit	-\$ 2,130.42	-\$ 917.01	NO
Funds for Borrower	-\$ 2,130.42	-\$ 917.01	YES Etiam pretium iaculis justo. In hac habitasse platea dictumst.
Seller Credits	-\$ 2,130.42	-\$ 917.01	YES Maecenas rhoncus aliquam lacus. Morbi quis tortor id nulla ultrices aliquet.
Adjustments and Other Credits	-\$ 2,130.42	-\$ 917.01	NO
Cash to Close	\$ 27,869.09	\$ 45,754.14	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$ 260,776.92
01 Sale Price of Property	\$ 163,591.72
02 Sale Price of Any Personal Property Included in Sale	\$ 23,865.00
03 Closing Costs Paid at Closing (J)	\$ 52,173.21
04	
Adjustments	
05 Curabitur convallis.	\$ 3,852.30
06 Vestibulum ac est lacinia nisi venenatis tristique.	\$ 8,766.70
07 Vestibulum ante ipsum primis in faucibus orci luctus	\$ 8,292.20
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes 11/24/2015 to 11/6/2008	\$ 74.43
09 County Taxes 8/5/2004 to 12/20/2007	\$ 65.97
10 Assessments 12/24/2002 to 5/30/2008	\$ 95.39
11	
12	
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	\$ 119,563.90
01 Deposit	\$ 11,444.48
02 Loan Amount	\$ 91,271.92
03 Existing Loan(s) Assumed or Taken Subject to	\$ 9,884.10
04	
05 Seller Credit	\$ 1,157.54
Other Credits	
06 Aliquam non mauris. Morbi non lectus.	\$ 1,030.98
07 Cras mi pede, malesuada in, imperdiet et, commodo vulputate	\$ 791.76
Adjustments	
08 Vivamus vel nulla eget eros elementum pellentesque.	\$ 823.73
09 In tempor, turpis nec euismod scelerisque, quam turpis	\$ 630.56
10 Vivamus vestibulum sagittis sapien.	\$ 1,173.27
11 Quisque ut erat. Curabitur gravida nisi at nibh.	\$ 985.31
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 5/28/2017 to 9/18/2008	\$ 62.98
13 County Taxes 7/4/2007 to 9/22/2011	\$ 215.85
14 Assessments 11/1/2014 to 10/25/2011	\$ 91.42
15	
16	
17	

CALCULATION

Total Due from Borrower at Closing (K)	\$ 260,776.92
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 119,563.90
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$ 141,213.02

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$ 172,222.07
01 Sale Price of Property	\$ 163,591.72
02 Sale Price of Any Personal Property Included in Sale	\$ 8,065.42
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes 10/9/2015 to 1/15/2006	\$ 152.70
10 County Taxes 8/15/2004 to 9/23/2010	\$ 239.89
11 Assessments 7/24/2018 to 4/23/2014	\$ 172.34
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$ 311,358.48
01 Excess Deposit	\$ 7,649.35
02 Closing Costs Paid at Closing (J)	\$ 6,403.33
03 Existing Loan(s) Assumed or Taken Subject to	\$ 1,879.90
04 Payoff of First Mortgage Loan	\$ 76,753.69
05 Payoff of Second Mortgage Loan	\$ 73,422.55
06	
07	
08 Seller Credit	\$ 144,503.57
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes 4/4/2005 to 10/6/2001	\$ 165.67
15 County Taxes 1/14/2012 to 3/13/2012	\$ 303.85
16 Assessments 8/17/2007 to 9/22/2003	\$ 276.57
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$ 172,222.07
Total Due from Seller at Closing (N)	\$ 311,358.48
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 139,136.41

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 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 82 Dakota Park
Paterson, NJ 07544

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	\$ 1,807.51	Estimated total amount over year 1 for your escrowed property costs: mattis nibh ligula vulputate justo in
Non-Escrowed Property Costs over Year 1	\$ 1,399.34	Estimated total amount over year 1 for your non-escrowed property costs: non mi integer ac vestibulum velit id You may have other property costs.
Initial Escrow Payment	\$ 610.10	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$ 872.70	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.	\$ 80,998.17
Finance Charge. The dollar amount the loan will cost you.	\$ 26,999.39
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 53,998.78
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.980%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	67.770%



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	Powlowski-Cartwright	Gerlach, Gaylord and Mosciski	Osinski-Wunsch	Huel Group	Bogan Group
Address	4334 Sunfield Trail Cape Coral, KY 33915	15 Bluejay Pass Memphis, GA 38150	0 Monica Road Louisville, TX 40280	333 Moulton Park Macon, HI 31296	29 Nobel Pass Humble, FL 77346
NMLS ID	8684652288	7301583231	0293549238	3028512486	5058939059
FL License ID	6835731481	5782237821	8713554712	1907875358	7612051529
Contact	Alicia Dandison	Debera Rown	Brent Doherty	Stanford Broderick	Ricki Stredwick
Contact NMLS ID	2572547652	0337426704	8654343386	7635778050	0634076292
Contact TN License ID	9668172025	6526926052	3232824879	4557054231	6059049444
Email	rstredwick@patch.com	rstredwick@ed.gov	rstredwick@blogspot.com	rstredwick@ifeng.com	rstredwick@photo.com
Phone	(702) 998-4586	(202) 757-5350	(828) 247-3118	(862) 205-7889	(239) 515-9419

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

03/29/2012
Date

Co-Applicant Signature

Date