

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	09/12/2005	Borrower	Raynard Kamienski and Vere Fawke 1885 Waubesa Avenue Kansas City, MO 64149	Loan Term	15 years
Closing Date	12/16/2012			Purpose	Purchase
Disbursement Date	05/06/2000			Product	Fixed Rate
Settlement Agent	Werner Weatherhead	Seller	Tabor Colley and Quinta Buddington 59816 Beilfuss Road Brooklyn, NY 11215	Loan Type	<input type="checkbox"/> Conventional <input type="checkbox"/> FHA <input checked="" type="checkbox"/> VA <input type="checkbox"/>
File #	A2S3Z2H5Y3Y6Y7N5G7S0			Loan ID #	3944034418
Property	37995 Towne Junction Phoenix, AZ 85083	Lender	Weber-Legros	MIC #	5963405878
Sale Price	\$ 55,456.12				

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$ 67,181.33	YES	
Interest Rate	6.59%	YES	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 2,430.95	NO	
		Does the loan have these features?	
Prepayment Penalty		NO	
Balloon Payment		YES	

Projected Payments				
Payment Calculation	1-10	11-20	21-30	31-40
Principal & Interest	\$ 584.37 <i>only interest</i>	\$ 835.60	\$ 1,065.78	\$ 1,331.36
Mortgage Insurance	+ 230.93	+ 133.35	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 206.22	+ 233.70	+ 222.10	+ 119.21
Estimated Total Monthly Payment	\$ 1,021.52	\$ 1,202.65	\$ 1,287.88	\$ 1,450.57
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 125.91 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other:		In escrow? NO YES NO

Costs at Closing	
Closing Costs	\$ 52,896.80
Cash to Close	\$ 86,735.45

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$ 15,390.74				
01	0.00 % of Loan Amount (Points)	\$ 1,009.00	\$ 810.93	\$ 233.05	\$ 108.05	\$ 209.58
02	Processing Fee	\$ 1,494.42	\$ 1,480.79	\$ 285.26	\$ 99.71	\$ 339.94
03	Homeowners Insurance	\$ 1,461.81	\$ 1,164.57	\$ 455.96	\$ 463.64	\$ 164.42
04	Homeowners Insurance	\$ 1,376.87	\$ 1,247.39	\$ 126.75	\$ 700.95	\$ 248.60
05	Recording Fee	\$ 432.40	\$ 767.36	\$ 459.82	\$ 400.35	\$ 598.89
06	Homeowners Insurance	\$ 367.74	\$ 1,196.06	\$ 521.59	\$ 664.36	\$ 102.76
07	Underwriting Fee	\$ 713.66	\$ 421.76	\$ 579.39	\$ 121.19	\$ 445.41
08	Pest Inspection Fee	\$ 1,123.95	\$ 322.03	\$ 634.28	\$ 170.25	\$ 175.83
B. Services Borrower Did Not Shop For		\$ 4,602.90				
01	Flood Certification to Kuphal Group	\$ 284.02	\$ 277.93	\$ 149.20	\$ 88.09	\$ 168.97
02	Mortgage Insurance Premium to Sanford Inc	\$ 180.59	\$ 287.21	\$ 30.92	\$ 198.10	\$ 62.73
03	Tax Status Research Fee to Hackett LLC	\$ 203.85	\$ 128.41	\$ 107.53	\$ 76.32	\$ 178.59
04	Credit Report Fee to Jacobson Inc	\$ 274.46	\$ 253.46	\$ 88.42	\$ 92.30	\$ 57.57
05	Homeowners Insurance to Kutch-Deckow	\$ 329.18	\$ 240.74	\$ 128.22	\$ 120.18	\$ 91.34
06	Transfer Taxes to Lynch-McCullough	\$ 313.05	\$ 170.34	\$ 179.47	\$ 60.80	\$ 111.42
07	Title - Settlement Agent Fee to Nitzsche-Keebler	\$ 345.04	\$ 142.08	\$ 33.78	\$ 146.95	\$ 156.51
08	Mortgage Insurance to Wolf Inc	\$ 102.77	\$ 276.51	\$ 29.03	\$ 165.26	\$ 136.36
09	Survey Fee to Torphy and Sons	\$ 150.67	\$ 145.29	\$ 197.78	\$ 163.15	\$ 103.11
10	Flood Insurance to Gulowski-Yost	\$ 188.45	\$ 308.85	\$ 108.73	\$ 48.67	\$ 117.55
C. Services Borrower Did Shop For		\$ 14,355.70				
01	Homeowners Insurance Premium to Bernier, Kreiger and Eichmann	\$ 530.72	\$ 1,094.38	\$ 548.82	\$ 246.63	\$ 356.00
02	Courier Fee/Postage Fee to Runte Inc	\$ 809.68	\$ 892.35	\$ 589.42	\$ 102.06	\$ 710.37
03	Recording Fee to Wunsch-Harris	\$ 268.83	\$ 1,310.63	\$ 267.73	\$ 345.89	\$ 475.35
04	Mortgage Broker Fee to Toy LLC	\$ 372.07	\$ 1,212.34	\$ 513.75	\$ 244.98	\$ 397.44
05	Flood Certification to Mraz Inc	\$ 1,301.69	\$ 1,094.30	\$ 474.80	\$ 240.72	\$ 691.91
06	Title - Lender's Title Insurance to VonRueden Group	\$ 881.01	\$ 1,039.77	\$ 335.25	\$ 85.31	\$ 672.14
07	HOA Processing Fee to Kunde, Rice and Schumm	\$ 1,110.71	\$ 1,333.13	\$ 115.51	\$ 268.02	\$ 487.05
08	Attorney Fees to Lind, Blick and Howell	\$ 181.25	\$ 922.84	\$ 278.40	\$ 111.36	\$ 203.86
D. TOTAL LOAN COSTS (Borrower-Paid)		\$ 34,349.34				
Loan Costs Subtotals (A + B + C)		\$ 15,807.89	\$ 18,541.45			
Other Costs						
E. Taxes and Other Government Fees		\$ 378.04				
01	Recording Fees Deed: \$ 47.61 Mortgage: \$ 120.42	\$ 168.03	\$ 123.03	\$ 117.57	\$ 88.81	\$ 109.64
02	Transfer Tax to Leuschke and Sons	\$ 49.14	\$ 37.84	\$ 171.56	\$ 126.83	\$ 105.35
F. Prepays		\$ 4,989.41				
01	Homeowner's Insurance Premium (22 mo.) to Marvin Inc	\$ 309.58	\$ 532.45	\$ 651.25	\$ 543.65	\$ 165.66
02	Mortgage Insurance Premium (3 mo.) to Crist and Sons	\$ 1,328.33	\$ 425.37	\$ 591.54	\$ 576.03	\$ 382.11
03	Prepaid Interest (\$ 16.62 per day from 2/5/16 to 4/15/11)	\$ 319.90	\$ 719.43	\$ 147.01	\$ 519.79	\$ 733.54
04	Property Taxes (22 mo.) to Long County	\$ 1,157.09	\$ 197.26	\$ 309.26	\$ 471.50	\$ 140.64
05						
G. Initial Escrow Payment at Closing		\$ 4,376.41				
01	Homeowner's Insurance \$ 126.60 per month for 21 mo.	\$ 2,658.60				
02	Mortgage Insurance \$ 106.48 per month for 7 mo.	\$ 745.36				
03	Property Taxes \$ 86.30 per month for 8 mo.	\$ 690.40				
04						
05						
06						
07						
08	Aggregate Adjustment	\$ 282.05				
H. Other		\$ 8,803.60				
01	Real Estate Commission to Bartoletti Group	\$ 1,333.22	\$ 173.55	\$ 2,970.31	\$ 534.21	\$ 716.54
02	Notary Fee to Carter-Ritchie	\$ 876.75	\$ 152.79	\$ 4,026.55	\$ 274.94	\$ 273.38
03	Prepaid Interest to Donnelly Inc	\$ 193.19	\$ 394.22	\$ 3,522.70	\$ 218.83	\$ 732.93
04	Escrow Fee/Settlement Fee/Closing Fee to Flatley Inc	\$ 244.04	\$ 293.96	\$ 5,869.91	\$ 280.38	\$ 582.10
05	Transfer Taxes to Hahn Group	\$ 1,447.58	\$ 237.97	\$ 5,118.08	\$ 331.76	\$ 506.23
06	Title - Lender's Title Insurance to Reilly, Keeling and Spencer	\$ 346.86	\$ 220.53	\$ 4,514.73	\$ 745.72	\$ 363.15
07	Homeowners Insurance Premium to Flatley-Runolfsson	\$ 407.03	\$ 568.66	\$ 4,467.12	\$ 539.20	\$ 630.19
08	HOA Capital Contribution to Moen Group	\$ 1,293.30	\$ 619.95	\$ 3,101.54	\$ 744.99	\$ 96.20
I. TOTAL OTHER COSTS (Borrower-Paid)		\$ 18,547.46				
Other Costs Subtotals (E + F + G + H)		\$ 13,850.45	\$ 4,697.01			
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$ 52,896.80				
Closing Costs Subtotals (D + I)		\$ 29,658.34	\$ 23,238.46			
Lender Credits		\$ 490.89	\$ 595.98			

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)	\$ 43,375.38	\$ 52,896.80	NO
Closing Costs Paid Before Closing	-\$ 1,217.72	-\$ 2,098.77	NO
Closing Costs Financed (Paid from your Loan Amount)	-\$ 1,217.72	-\$ 2,098.77	NO
Down Payment/Funds from Borrower	-\$ 1,217.72	-\$ 2,098.77	NO
Deposit	-\$ 1,217.72	-\$ 2,098.77	YES Vestibulum sed magna at nunc commodo placerat. Praesent blandit.
Funds for Borrower	-\$ 1,217.72	-\$ 2,098.77	NO
Seller Credits	-\$ 1,217.72	-\$ 2,098.77	YES Nulla suscipit ligula in lacus. Curabitur at ipsum ac tellus semper interdum.
Adjustments and Other Credits	-\$ 1,217.72	-\$ 2,098.77	NO
Cash to Close	\$ 34,851.34	\$ 38,205.41	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$ 170,028.16
01 Sale Price of Property	\$ 89,705.23
02 Sale Price of Any Personal Property Included in Sale	\$ 4,396.95
03 Closing Costs Paid at Closing (J)	\$ 52,896.80
04	
Adjustments	
05 Duis mattis egestas metus. Aenean fermentum.	\$ 5,325.67
06 Nunc nisl. Duis bibendum, felis sed interdum venenatis	\$ 6,285.68
07 Vivamus tortor.	\$ 10,745.79
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes 1/25/2001 to 12/28/2008	\$ 199.93
09 County Taxes 4/27/2008 to 2/5/2004	\$ 243.79
10 Assessments 10/19/2012 to 6/1/2018	\$ 228.32
11	
12	
13	
14	
15	

L. Paid Already by or on Behalf of Borrower at Closing	\$ 83,292.71
01 Deposit	\$ 10,066.83
02 Loan Amount	\$ 59,509.86
03 Existing Loan(s) Assumed or Taken Subject to	\$ 8,062.40
04	
05 Seller Credit	\$ 1,122.33
Other Credits	
06 Cras pellentesque volutpat dui.	\$ 783.12
07 Morbi non quam nec dui luctus rutrum.	\$ 784.63

Adjustments	
08 Donec vitae nisi. Nam ultrices, libero non mattis pulvinar	\$ 609.51
09 Quisque arcu libero, rutrum ac, lobortis vel, dapibus at, diam.	\$ 536.55
10 Vestibulum ante ipsum primis in faucibus orci luctus	\$ 666.14
11 In eleifend quam a odio. In hac habitasse platea dictumst.	\$ 544.87

Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 12/24/2010 to 2/22/2010	\$ 247.44
13 County Taxes 12/17/2001 to 4/24/2007	\$ 232.72
14 Assessments 3/1/2005 to 11/8/2003	\$ 126.31
15	
16	
17	

CALCULATION

Total Due from Borrower at Closing (K)	\$ 170,028.16
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 83,292.71
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$ 86,735.45

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$ 94,417.54
01 Sale Price of Property	\$ 89,705.23
02 Sale Price of Any Personal Property Included in Sale	\$ 4,008.82
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes 12/25/2006 to 3/15/2016	\$ 246.52
10 County Taxes 10/19/2008 to 12/26/2009	\$ 246.86
11 Assessments 6/10/2001 to 4/29/2008	\$ 210.11
12	
13	
14	
15	
16	

N. Due from Seller at Closing	\$ 207,814.86
01 Excess Deposit	\$ 6,403.68
02 Closing Costs Paid at Closing (J)	\$ 2,992.59
03 Existing Loan(s) Assumed or Taken Subject to	\$ 1,538.41
04 Payoff of First Mortgage Loan	\$ 83,807.27
05 Payoff of Second Mortgage Loan	\$ 68,099.28
06	
07	
08 Seller Credit	\$ 44,395.89
09	
10	
11	
12	
13	

Adjustments for Items Unpaid by Seller	
14 City/Town Taxes 10/5/2017 to 6/1/2003	\$ 228.72
15 County Taxes 12/7/2010 to 3/4/2012	\$ 195.51
16 Assessments 5/25/2001 to 2/13/2008	\$ 153.51
17	
18	
19	

Adjustments for Items Unpaid by Seller	
14 City/Town Taxes 10/5/2017 to 6/1/2003	\$ 228.72
15 County Taxes 12/7/2010 to 3/4/2012	\$ 195.51
16 Assessments 5/25/2001 to 2/13/2008	\$ 153.51
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$ 94,417.54
Total Due from Seller at Closing (N)	\$ 207,814.86
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 113,397.32

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 5% 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 _____
9 Browning Terrace
Milwaukee, WI 53285

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	\$ 823.98	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$ 1,845.98	

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.	\$ 100,772.00
Finance Charge. The dollar amount the loan will cost you.	\$ 33,590.67
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 67,181.33
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	7.170%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	70.700%



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	Langworth Group	Mosciski Group	Jerde LLC	Conn-Cruickshank	Brekke Group
Address	58121 Lindbergh Avenue Des Moines, TX 50330	617 Meadow Ridge Park Pittsburgh, TX 15240	0 Buhler Pass Arlington, IN 76096	76419 Sundown Point Galveston, NY 77554	5 Vahlen Way Fort Wayne, TX 46825
NMLS ID	0213301150	9927710233	5629879364	3035409466	0836196173
IA License ID	9649300347	7558168196	3546697272	2205281304	7140129337
Contact	Gabbey Taffe	Fields Vickress	Debor Dulling	Claudian Pinar	Walther Fern
Contact NMLS ID	4033471477	6925030715	1196836068	8147212634	9935647597
Contact PA License ID	5868621034	0321699235	1479618640	5900116948	2065019580
Email	wferna@people.com.cn	wferna@fotki.com	wferna@businesswire.com	wferna@com.com	wferna@vinaora.com
Phone	(602) 845-7788	(816) 470-2854	(718) 690-5144	(414) 539-4203	(515) 896-3815

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

01/07/2016

Date

Co-Applicant Signature

01/07/2016

Date