

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 02/11/2018
Closing Date 05/12/2003
Disbursement Date 06/08/2009
Settlement Agent Austine Bampton
File # T9F4A0S6F6A1Q3A1Q4Y1
Property 165 Corben Parkway
 Gadsden, AL 35905
Sale Price \$ 249,857.55

Transaction Information

Borrower Christoforo Mellon and Genny Brixey
 400 Thompson Place
 Cumming, GA 30130
Seller Marlie Bresnen and Falito Samples
 67 Gina Junction
 Pittsburgh, PA 15220
Lender Fisher Group

Loan Information

Loan Term 25 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA _____
Loan ID # 0275617888
MIC # 7076362475

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 188,351.34	YES
Interest Rate	6.97%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 790.15	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>	\$ 745.21	\$ 933.65	\$ 1,127.18	\$ 1,414.91
Mortgage Insurance	+ 95.67	+ 224.40	+ 0.00	+ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 156.12	+ 182.71	+ 207.49	+ 124.64
Estimated Total Monthly Payment	\$ 997.00	\$ 1,340.76	\$ 1,334.67	\$ 1,539.55
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 408.53 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other:		In escrow? YES YES YES

Costs at Closing	
Closing Costs	\$ 53,843.83
Cash to Close	\$ 76,221.75

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 13,462.27				
01 0.03 % of Loan Amount (Points)	\$ 306.36	\$ 1,498.90	\$ 503.88	\$ 391.80	\$ 382.33
02 Title Report/Title Insurance	\$ 1,032.43	\$ 574.06	\$ 429.95	\$ 670.25	\$ 335.83
03 Title Report/Title Insurance	\$ 1,283.52	\$ 524.06	\$ 420.62	\$ 679.37	\$ 706.70
04 Discount Fee	\$ 1,477.64	\$ 778.34	\$ 419.19	\$ 553.47	\$ 77.95
05 Real Estate Commission	\$ 1,117.91	\$ 210.79	\$ 456.58	\$ 454.52	\$ 184.25
06 Tax Status Research Fee	\$ 874.03	\$ 357.54	\$ 739.21	\$ 209.13	\$ 143.37
07 HOA Capital Contribution	\$ 1,428.09	\$ 490.16	\$ 629.44	\$ 449.21	\$ 225.67
08 HOA Capital Contribution	\$ 1,217.65	\$ 290.79	\$ 273.70	\$ 422.54	\$ 309.55
B. Services Borrower Did Not Shop For	\$ 3,858.70				
01 Transfer Taxes to Hand, Bergstrom and Homenick	\$ 178.41	\$ 269.66	\$ 149.94	\$ 91.46	\$ 49.09
02 Tax Service Fee to Skiles-McLaughlin	\$ 298.05	\$ 277.91	\$ 67.09	\$ 99.64	\$ 26.88
03 Homeowners Insurance to Bayer, Carter and Reynolds	\$ 193.99	\$ 99.68	\$ 122.56	\$ 132.03	\$ 196.47
04 HOA Processing Fee to Pollich-O'Connell	\$ 281.24	\$ 140.14	\$ 86.50	\$ 107.26	\$ 90.82
05 Prepaid Interest to Toy and Sons	\$ 51.34	\$ 205.75	\$ 79.56	\$ 52.05	\$ 171.05
06 Closing Protection Letter (CPL) to Hirthe-Robel	\$ 209.21	\$ 271.24	\$ 94.25	\$ 82.06	\$ 142.72
07 Lock-in Fee to Baumbach Inc	\$ 67.88	\$ 264.06	\$ 48.08	\$ 85.11	\$ 92.48
08 Title - Owner's Title Insurance to Powlowski, Thompson and Schoen	\$ 182.01	\$ 114.33	\$ 178.30	\$ 180.04	\$ 162.10
09 Escrow Fee/Settlement Fee/Closing Fee to Haag-Grant	\$ 222.82	\$ 112.63	\$ 173.14	\$ 43.05	\$ 53.80
10 Title - Owner's Title Insurance to Stoltenberg, Cassin and Bahringer	\$ 73.65	\$ 344.70	\$ 130.31	\$ 57.17	\$ 152.72
C. Services Borrower Did Shop For	\$ 14,137.25				
01 Title Report/Title Insurance to Jast-Schimmel	\$ 166.20	\$ 433.90	\$ 119.64	\$ 420.98	\$ 535.21
02 Prepaid Interest to Graham, Greenholt and Brown	\$ 1,459.64	\$ 1,101.54	\$ 495.48	\$ 331.09	\$ 365.69
03 Lock-in Fee to Koepp, Bauch and Stehr	\$ 1,303.34	\$ 1,229.58	\$ 579.85	\$ 614.79	\$ 430.53
04 Credit Report Fee to Cassin and Sons	\$ 508.28	\$ 638.35	\$ 486.75	\$ 373.50	\$ 130.24
05 Credit Report Fee to Schultz, Cummings and Tillman	\$ 801.90	\$ 412.90	\$ 264.83	\$ 157.82	\$ 474.31
06 Lock-in Fee to Lueilwitz LLC	\$ 558.22	\$ 465.72	\$ 715.96	\$ 720.22	\$ 653.41
07 Pest Inspection Fee to Hirthe, Gorczany and Hagenes	\$ 1,398.40	\$ 1,041.93	\$ 684.20	\$ 345.31	\$ 645.60
08 Home Inspection Fee to Fay, Kuhn and Pfeffer	\$ 1,219.75	\$ 1,397.60	\$ 404.06	\$ 188.70	\$ 617.25
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 31,458.22				
Loan Costs Subtotals (A + B + C)	\$ 17,911.96	\$ 13,546.26			
Other Costs					
E. Taxes and Other Government Fees	\$ 534.90				
01 Recording Fees Deed: \$ 42.62 Mortgage: \$ 146.14	\$ 188.76	\$ 82.65	\$ 67.26	\$ 88.11	\$ 165.33
02 Transfer Tax to Pfannerstill-Wisozk	\$ 136.85	\$ 126.64	\$ 172.27	\$ 171.90	\$ 110.03
F. Prepays	\$ 3,643.53				
01 Homeowner's Insurance Premium (21 mo.) to Larkin Group	\$ 389.34	\$ 179.46	\$ 688.15	\$ 143.84	\$ 647.32
02 Mortgage Insurance Premium (7 mo.) to Trantow, Dickens and Bailey	\$ 612.22	\$ 243.47	\$ 359.37	\$ 741.94	\$ 394.26
03 Prepaid Interest (\$ 12.16 per day from 12/5/05 to 12/25/13)	\$ 864.53	\$ 141.56	\$ 704.46	\$ 221.18	\$ 710.82
04 Property Taxes (16 mo.) to Jones County	\$ 648.91	\$ 564.04	\$ 548.57	\$ 635.36	\$ 579.02
05					
G. Initial Escrow Payment at Closing	\$ 5,641.36				
01 Homeowner's Insurance \$ 86.60 per month for 24 mo.	\$ 2,078.40				
02 Mortgage Insurance \$ 102.72 per month for 5 mo.	\$ 513.60				
03 Property Taxes \$ 142.75 per month for 19 mo.	\$ 2,712.25				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 337.11				
H. Other	\$ 12,565.82				
01 Attorney Fees to Raynor Group	\$ 1,154.03	\$ 705.77	\$ 2,796.47	\$ 859.51	\$ 654.42
02 Title - Settlement Agent Fee to White LLC	\$ 173.57	\$ 621.78	\$ 1,411.01	\$ 295.60	\$ 596.62
03 Credit Report Fee to Cormier and Sons	\$ 966.70	\$ 119.12	\$ 2,139.12	\$ 888.54	\$ 254.01
04 Prepaid Interest to Ratke-Terry	\$ 1,021.97	\$ 737.20	\$ 5,076.16	\$ 327.98	\$ 207.41
05 HOA Capital Contribution to Aufderhar-Gerhold	\$ 914.20	\$ 744.27	\$ 1,549.91	\$ 868.49	\$ 254.73
06 Survey Fee to O'Reilly Inc	\$ 830.61	\$ 731.73	\$ 4,504.92	\$ 543.48	\$ 618.55
07 Processing Fee to Harris-Towne	\$ 1,303.59	\$ 573.85	\$ 4,906.23	\$ 595.18	\$ 481.87
08 Pest Inspection Fee to Sawayn Inc	\$ 1,416.02	\$ 551.41	\$ 3,727.02	\$ 897.94	\$ 141.68
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 22,385.61				
Other Costs Subtotals (E + F + G + H)	\$ 16,262.66	\$ 6,122.95			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 53,843.83				
Closing Costs Subtotals (D + I)	\$ 34,174.62	\$ 19,669.21			
Lender Credits	\$ 278.39	\$ 284.78			

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)	\$ 44,151.94	\$ 53,843.83	NO
Closing Costs Paid Before Closing	-\$ 1,846.40	-\$ 1,519.03	YES Aliquam non mauris. Morbi non lectus.
Closing Costs Financed (Paid from your Loan Amount)	-\$ 1,846.40	-\$ 1,519.03	YES Nullam orci pede, venenatis non, sodales sed, tincidunt eu, felis.
Down Payment/Funds from Borrower	-\$ 1,846.40	-\$ 1,519.03	NO
Deposit	-\$ 1,846.40	-\$ 1,519.03	YES Nunc purus.
Funds for Borrower	-\$ 1,846.40	-\$ 1,519.03	NO
Seller Credits	-\$ 1,846.40	-\$ 1,519.03	YES Integer aliquet, massa id lobortis convallis, tortor risus dapibus augue, vel accumsan
Adjustments and Other Credits	-\$ 1,846.40	-\$ 1,519.03	NO
Cash to Close	\$ 31,227.14	\$ 43,210.62	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$ 153,292.01
01	Sale Price of Property	\$ 81,850.14
02	Sale Price of Any Personal Property Included in Sale	\$ 5,619.34
03	Closing Costs Paid at Closing (J)	\$ 53,843.83
04		

Adjustments

05	Quisque arcu libero, rutrum ac, lobortis vel, dapibus at, diam.	\$ 3,115.64
06	Ut at dolor quis odio consequat varius. Integer ac leo.	\$ 1,381.70
07	Maecenas rhoncus aliquam lacus. Morbi quis tortor id nulla	\$ 7,185.66

Adjustments for Items Paid by Seller in Advance

08	City/Town Taxes 5/2/2006 to 9/27/2005	\$ 90.79
09	County Taxes 8/6/2007 to 2/4/2010	\$ 92.38
10	Assessments 12/30/2002 to 8/21/2013	\$ 112.53
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing

		\$ 77,070.26
01	Deposit	\$ 13,844.35
02	Loan Amount	\$ 53,652.20
03	Existing Loan(s) Assumed or Taken Subject to	\$ 2,657.71
04		

Other Credits

06	Phasellus in felis.	\$ 731.44
07	Morbi odio odio, elementum eu, interdum eu, tincidunt in	\$ 1,059.66

Adjustments

08	Nulla tempus.	\$ 807.34
09	Lorem ipsum dolor sit amet, consectetur adipiscing elit	\$ 521.22
10	Integer tincidunt ante vel ipsum. Praesent blandit lacinia erat.	\$ 533.86
11	Donec diam neque, vestibulum eget, vulputate ut, ultrices vel	\$ 888.73

Adjustments for Items Unpaid by Seller

12	City/Town Taxes 11/9/2014 to 5/14/2018	\$ 214.44
13	County Taxes 3/26/2007 to 11/11/2015	\$ 247.17
14	Assessments 12/17/2007 to 10/9/2007	\$ 143.45
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$ 153,292.01
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 77,070.26
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$ 76,221.75

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 96,576.58
01	Sale Price of Property	\$ 81,850.14
02	Sale Price of Any Personal Property Included in Sale	\$ 14,298.39
03		
04		
05		
06		
07		
08		

Adjustments for Items Paid by Seller in Advance

09	City/Town Taxes 8/6/2006 to 4/13/2013	\$ 222.24
10	County Taxes 12/19/2013 to 9/12/2007	\$ 72.78
11	Assessments 4/4/2008 to 5/9/2008	\$ 133.03
12		
13		
14		
15		
16		

N. Due from Seller at Closing

		\$ 190,120.40
01	Excess Deposit	\$ 2,737.36
02	Closing Costs Paid at Closing (J)	\$ 3,929.59
03	Existing Loan(s) Assumed or Taken Subject to	\$ 6,461.21
04	Payoff of First Mortgage Loan	\$ 31,574.12
05	Payoff of Second Mortgage Loan	\$ 69,658.58
06		

08	Seller Credit	\$ 75,172.76
09		
10		
11		
12		
13		

Adjustments for Items Unpaid by Seller

14	City/Town Taxes 2/4/2003 to 4/30/2006	\$ 231.10
15	County Taxes 5/22/2008 to 12/18/2016	\$ 214.69
16	Assessments 11/13/2007 to 1/25/2009	\$ 140.99
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$ 96,576.58
Total Due from Seller at Closing (N)	\$ 190,120.40
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 93,543.82

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 5 days late, your lender will charge a late fee of 5% 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 _____
2 Lighthouse Bay Circle
Salem, OR 97312

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	\$ 2,166.48	Estimated total amount over year 1 for your escrowed property costs: nisi vulputate nonummy maecenas vivamus vestibulum sagittis
Non-Escrowed Property Costs over Year 1	\$ 1,038.41	Estimated total amount over year 1 for your non-escrowed property costs: justo in hac habitasse risus dapibus augue vel You may have other property costs.
Initial Escrow Payment	\$ 529.36	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$ 389.07	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.	\$ 282,527.01
Finance Charge. The dollar amount the loan will cost you.	\$ 94,175.67
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 188,351.34
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	6.270%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	65.350%



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	Tillman LLC	Jenkins LLC	Wiza-McDermott	Bashirian, Cassin and Schaden	Smitham-Swaniawski
Address	8 Magdeline Drive Des Moines, CA 50936	2440 Menomonie Circle Arlington, GA 22217	63422 Kipling Way Los Angeles, IL 90071	2 Summit Trail Columbus, TX 31904	6 Eastwood Trail Carol Stream, MD 60351
NMLS ID	6068310847	9222228304	5259115919	6848379339	1040269560
IA License ID	4854244230	5722074819	7537049942	0142306460	4813378302
Contact	Corrinne Prettyjohn	Tedmund Meiklam	Erma Burnard	Tonnie Shipp	Frankie Stanyland
Contact NMLS ID	7476986253	0537582884	7250627888	0909827665	4024056049
Contact VA License ID	1379964110	9575166800	2753194740	3855968298	1388436853
Email	fstanylandn@rakuten.co.jp	fstanylandn@sourceforge.net	fstanylandn@about.com	fstanylandn@walmart.com	fstanyland@decms.com
Phone	(256) 519-0390	(706) 250-2984	(412) 658-6543	(971) 439-8844	(515) 557-2437

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.

03/19/2011

Applicant Signature

Date

Co-Applicant Signature

Date