

# 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** 07/23/2000  
**Closing Date** 01/26/2007  
**Disbursement Date** 04/27/2016  
**Settlement Agent** Tommy Sandcroft  
**File #** L7D2L0X4K1X6Y5R4H2N8  
**Property** 6599 Bowman Road  
 Jersey City, NJ 07310  
**Sale Price** \$ 206,811.08

## Transaction Information

**Borrower** Anselma O' Sullivan and Adrian Winspire  
 149 Nova Center  
 Lake Charles, LA 70607  
**Seller** Juliann Apthorpe and Rochelle Pendrid  
 23731 Sundown Plaza  
 Boston, MA 02104  
**Lender** Farrell-Littel

## Loan Information

**Loan Term** 25 years  
**Purpose** Purchase  
**Product** Fixed Rate  
**Loan Type**  Conventional  FHA  
 VA  \_\_\_\_\_  
**Loan ID #** 5002245417  
**MIC #** 3790839279

Loan Terms	Can this amount increase after closing?	
<b>Loan Amount</b>	\$ 79,885.60	YES
<b>Interest Rate</b>	8.38%	NO
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,988.72	NO
<b>Does the loan have these features?</b>		
<b>Prepayment Penalty</b>		NO
<b>Balloon Payment</b>		YES

Projected Payments	1-10	11-20	21-30	31-40
<b>Payment Calculation</b>				
Principal & Interest <i>only interest</i>	\$ 717.43	\$ 944.04	\$ 1,191.72	\$ 1,394.40
Mortgage Insurance	+ 91.62	+ 248.24	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 157.43	+ 236.11	+ 132.52	+ 198.16
<b>Estimated Total Monthly Payment</b>	\$ 966.48	\$ 1,428.39	\$ 1,324.24	\$ 1,592.56
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time See page 4 for details</i>	\$ 126.21 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other:		<b>In escrow?</b> <b>NO</b> <b>NO</b> <b>NO</b>

Costs at Closing	
<b>Closing Costs</b>	\$ 52,733.41
<b>Cash to Close</b>	\$ 80,156.74

# Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>	<b>\$ 13,224.55</b>				
01 0.02 % of Loan Amount (Points)	\$ 220.35	\$ 549.81	\$ 322.67	\$ 235.87	\$ 406.92
02 Appraisal Fee	\$ 198.17	\$ 1,426.18	\$ 442.69	\$ 375.28	\$ 493.50
03 Escrow Fee/Settlement Fee/Closing Fee	\$ 1,350.12	\$ 1,440.82	\$ 556.09	\$ 395.81	\$ 701.31
04 Survey Fee	\$ 1,364.08	\$ 238.29	\$ 239.46	\$ 647.44	\$ 745.67
05 HOA Processing Fee	\$ 1,482.47	\$ 476.49	\$ 590.28	\$ 221.07	\$ 204.56
06 Tax Service Fee	\$ 783.09	\$ 1,376.29	\$ 295.89	\$ 528.95	\$ 408.00
07 Tax Status Research Fee	\$ 409.60	\$ 688.97	\$ 362.41	\$ 254.73	\$ 561.71
08 Title - Settlement Agent Fee	\$ 834.17	\$ 385.65	\$ 110.78	\$ 543.52	\$ 659.43
<b>B. Services Borrower Did Not Shop For</b>	<b>\$ 4,329.12</b>				
01 Escrow Fee/Settlement Fee/Closing Fee to Lueilwitz Inc	\$ 324.83	\$ 275.56	\$ 143.80	\$ 102.88	\$ 127.69
02 HOA Capital Contribution to Weissnat Inc	\$ 166.71	\$ 221.34	\$ 96.05	\$ 65.74	\$ 100.67
03 Real Estate Commission to Harris, Dach and Walker	\$ 207.78	\$ 56.03	\$ 184.56	\$ 133.61	\$ 78.37
04 Title Report/Title Insurance to Grant and Sons	\$ 79.59	\$ 209.57	\$ 31.52	\$ 149.86	\$ 143.45
05 Title Report/Title Insurance to Huels Group	\$ 144.63	\$ 264.83	\$ 94.92	\$ 181.31	\$ 78.43
06 Home Warranty Fee to Wilderman-Balistreri	\$ 202.28	\$ 275.39	\$ 25.61	\$ 93.03	\$ 134.46
07 Discount Fee to Gislason, Schmitt and Feest	\$ 109.88	\$ 301.91	\$ 136.08	\$ 122.90	\$ 38.21
08 Flood Insurance to Reinger-Gottlieb	\$ 340.29	\$ 262.62	\$ 195.36	\$ 140.36	\$ 38.99
09 Homeowners Insurance Premium to Brakus, Flatley and Kessler	\$ 171.39	\$ 158.50	\$ 131.56	\$ 179.06	\$ 118.57
10 Attorney Fees to Collier, Daugherty and Erdman	\$ 312.71	\$ 243.28	\$ 106.42	\$ 62.13	\$ 92.77
<b>C. Services Borrower Did Shop For</b>	<b>\$ 14,451.11</b>				
01 Flood Monitoring Fee to Heaney, Paucek and Hudson	\$ 1,448.79	\$ 1,424.54	\$ 599.11	\$ 304.76	\$ 639.09
02 Tax Service Fee to Stroman-Welch	\$ 1,074.13	\$ 1,154.90	\$ 446.30	\$ 84.35	\$ 230.00
03 Title Report/Title Insurance to Heller, West and Baumbach	\$ 1,493.45	\$ 1,048.28	\$ 328.10	\$ 391.40	\$ 97.68
04 Pest Inspection Fee to Stark LLC	\$ 539.15	\$ 499.79	\$ 335.77	\$ 524.52	\$ 126.23
05 Title - Owner's Title Insurance to Schneider Inc	\$ 882.58	\$ 685.45	\$ 723.45	\$ 336.60	\$ 486.05
06 Notary Fee to Hahn, Cartwright and Mertz	\$ 997.50	\$ 172.23	\$ 125.28	\$ 157.10	\$ 387.46
07 Flood Insurance to Schowalter Inc	\$ 1,420.05	\$ 291.48	\$ 243.42	\$ 302.99	\$ 730.85
08 Attorney Fees to Yundt and Sons	\$ 417.28	\$ 901.51	\$ 490.46	\$ 592.34	\$ 667.67
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$ 32,004.78</b>				
Loan Costs Subtotals (A + B + C)	\$ 16,975.07	\$ 15,029.71			
<b>Other Costs</b>					
<b>E. Taxes and Other Government Fees</b>	<b>\$ 467.05</b>				
01 Recording Fees Deed: \$ 47.33 Mortgage: \$ 84.53	\$ 131.86	\$ 103.63	\$ 46.27	\$ 126.83	\$ 36.10
02 Transfer Tax to Jaskolski Group	\$ 120.97	\$ 110.59	\$ 64.20	\$ 37.19	\$ 115.76
<b>F. Prepays</b>	<b>\$ 6,591.03</b>				
01 Homeowner's Insurance Premium (7 mo.) to Schneider, Marvin and Gerlach	\$ 1,357.37	\$ 525.86	\$ 653.85	\$ 215.44	\$ 421.18
02 Mortgage Insurance Premium (9 mo.) to Leannon-Nader	\$ 454.92	\$ 522.26	\$ 317.40	\$ 716.15	\$ 406.50
03 Prepaid Interest (\$ 20.58 per day from 10/8/15 to 1/24/05 )	\$ 1,440.95	\$ 744.30	\$ 677.51	\$ 452.50	\$ 215.64
04 Property Taxes (15 mo.) to Grady County	\$ 1,022.13	\$ 523.24	\$ 566.81	\$ 312.57	\$ 366.58
05					
<b>G. Initial Escrow Payment at Closing</b>	<b>\$ 4,886.03</b>				
01 Homeowner's Insurance \$ 146.77 per month for 20 mo.	\$ 2,935.40				
02 Mortgage Insurance \$ 78.79 per month for 15 mo.	\$ 1,181.85				
03 Property Taxes \$ 104.22 per month for 5 mo.	\$ 521.10				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 247.68				
<b>H. Other</b>	<b>\$ 8,784.52</b>				
01 Flood Insurance to Welch, Tromp and Mante	\$ 957.38	\$ 314.88	\$ 4,386.67	\$ 608.57	\$ 678.08
02 Pest Inspection Fee to Labadie, Hoeger and Quitzon	\$ 1,411.72	\$ 463.84	\$ 3,290.47	\$ 852.88	\$ 489.45
03 Homeowners Insurance Premium to Barton, Trantow and Smith	\$ 1,024.31	\$ 187.83	\$ 3,081.48	\$ 241.56	\$ 558.86
04 Title - Settlement Agent Fee to Marks-Block	\$ 257.70	\$ 586.44	\$ 4,859.54	\$ 894.01	\$ 552.19
05 Underwriting Fee to Volkman Group	\$ 746.64	\$ 82.71	\$ 1,779.84	\$ 668.04	\$ 361.27
06 Flood Monitoring Fee to Cormier-Hyatt	\$ 222.89	\$ 446.96	\$ 3,277.20	\$ 575.32	\$ 128.25
07 Flood Insurance to Mueller LLC	\$ 869.01	\$ 407.74	\$ 2,467.15	\$ 345.31	\$ 77.58
08 Survey Fee to Kuphal-Upton	\$ 298.33	\$ 506.14	\$ 1,855.50	\$ 529.55	\$ 311.54
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$ 20,728.63</b>				
Other Costs Subtotals (E + F + G + H)	\$ 15,202.21	\$ 5,526.42			
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$ 52,733.41</b>				
Closing Costs Subtotals (D + I)	\$ 32,177.28	\$ 20,556.13			
Lender Credits	\$ 689.29	\$ 286.27			

## 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)	\$ 43,241.40	\$ 52,733.41	NO
Closing Costs Paid Before Closing	-\$ 2,449.19	-\$ 1,436.05	NO
Closing Costs Financed (Paid from your Loan Amount)	-\$ 2,449.19	-\$ 1,436.05	NO
Down Payment/Funds from Borrower	-\$ 2,449.19	-\$ 1,436.05	YES Maecenas rhoncus aliquam lacus.
Deposit	-\$ 2,449.19	-\$ 1,436.05	NO
Funds for Borrower	-\$ 2,449.19	-\$ 1,436.05	YES Duis ac nibh.
Seller Credits	-\$ 2,449.19	-\$ 1,436.05	YES Morbi non lectus.
Adjustments and Other Credits	-\$ 2,449.19	-\$ 1,436.05	YES Suspendisse ornare consequat lectus.
<b>Cash to Close</b>	\$ 26,097.07	\$ 42,681.06	

## Summaries of Transactions

Use this table to see a summary of your transaction.

### BORROWER'S TRANSACTION

<b>K. Due from Borrower at Closing</b>	<b>\$ 162,001.10</b>
01 Sale Price of Property	\$ 84,124.05
02 Sale Price of Any Personal Property Included in Sale	\$ 9,677.67
03 Closing Costs Paid at Closing (J)	\$ 52,733.41
04	
<b>Adjustments</b>	
05 Integer a nibh. In quis justo.	\$ 8,254.29
06 Quisque erat eros, viverra eget, congue eget, semper rutrum	\$ 1,866.23
07 Curabitur in libero ut massa volutpat convallis.	\$ 4,886.13
<b>Adjustments for Items Paid by Seller in Advance</b>	
08 City/Town Taxes 9/24/2008 to 9/19/2004	\$ 246.42
09 County Taxes 11/15/2001 to 10/6/2003	\$ 71.23
10 Assessments 9/28/2008 to 11/4/2006	\$ 141.67
11	
12	
13	
14	
15	
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	<b>\$ 81,844.37</b>
01 Deposit	\$ 6,868.31
02 Loan Amount	\$ 56,700.39
03 Existing Loan(s) Assumed or Taken Subject to	\$ 11,477.76
04	
05 Seller Credit	\$ 826.60
<b>Other Credits</b>	
06 Nulla neque libero, convallis eget, eleifend luctus, ultricies eu	\$ 856.81
07 Morbi odio odio, elementum eu, interdum eu, tincidunt in, leo.	\$ 666.18
<b>Adjustments</b>	
08 Aliquam augue quam, sollicitudin vitae, consectetuer eget	\$ 1,196.68
09 Vivamus in felis eu sapien cursus vestibulum. Proin eu mi.	\$ 1,008.89
10 Nam ultrices, libero non mattis pulvinar	\$ 644.45
11 Praesent lectus.	\$ 1,116.36
<b>Adjustments for Items Unpaid by Seller</b>	
12 City/Town Taxes 12/23/2003 to 8/19/2018	\$ 149.68
13 County Taxes 7/13/2016 to 12/5/2008	\$ 116.39
14 Assessments 10/22/2017 to 4/24/2015	\$ 215.87
15	
16	
17	

### CALCULATION

Total Due from Borrower at Closing (K)	\$ 162,001.10
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 81,844.37
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$ 80,156.74</b>

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	<b>\$ 90,609.40</b>
01 Sale Price of Property	\$ 84,124.05
02 Sale Price of Any Personal Property Included in Sale	\$ 6,055.88
03	
04	
05	
06	
07	
08	
<b>Adjustments for Items Paid by Seller in Advance</b>	
09 City/Town Taxes 7/26/2016 to 11/24/2017	\$ 83.28
10 County Taxes 8/14/2003 to 8/6/2012	\$ 234.77
11 Assessments 5/8/2003 to 7/25/2015	\$ 111.42
12	
13	
14	
15	
16	
<b>N. Due from Seller at Closing</b>	<b>\$ 235,720.61</b>
01 Excess Deposit	\$ 6,999.84
02 Closing Costs Paid at Closing (J)	\$ 10,121.68
03 Existing Loan(s) Assumed or Taken Subject to	\$ 2,271.05
04 Payoff of First Mortgage Loan	\$ 53,627.20
05 Payoff of Second Mortgage Loan	\$ 66,592.62
06	
07	
08 Seller Credit	\$ 95,581.09
09	
10	
11	
12	
13	
<b>Adjustments for Items Unpaid by Seller</b>	
14 City/Town Taxes 9/4/2013 to 3/9/2001	\$ 170.22
15 County Taxes 12/1/2005 to 12/6/2012	\$ 189.76
16 Assessments 2/1/2011 to 9/29/2007	\$ 167.15
17	
18	
19	

### CALCULATION

Total Due to Seller at Closing (M)	\$ 90,609.40
Total Due from Seller at Closing (N)	\$ 235,720.61
<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>-\$ 145,111.21</b>

# 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 10 days late, your lender will charge a late fee of 6% 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 \_\_\_\_\_

80912 Dovetail Street

New York City, NY 10079

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	\$ 924.42	Estimated total amount over year 1 for your escrowed property costs: porttitor pede justo orci luctus
Non-Escrowed Property Costs over Year 1	\$ 1,791.19	Estimated total amount over year 1 for your non-escrowed property costs: aenean lectus pellentesque volutpat eleifend donec ut You may have other property costs.
Initial Escrow Payment	\$ 715.09	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$ 911.27	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

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$ 119,828.40
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$ 39,942.80
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$ 79,885.60
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	3.100%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	71.650%



**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](http://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

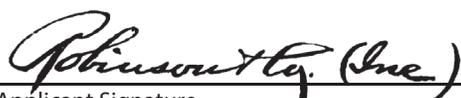
If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

## Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
<b>Name</b>	Rogahn and Sons	Hill-Murphy	Gorzany-Gusikowski	Mayer-Hammes	Schumm-Hamill
<b>Address</b>	79652 Lakewood Junction Sacramento, MA 94273	69065 Harper Plaza Detroit, AZ 48258	26 Muir Terrace New Bedford, CA 02745	80022 Sherman Way Gilbert, TX 85297	48 Hallows Way Sacramento, GA 95828
<b>NMLS ID</b>	6107452551	8260585505	8888229874	6051765295	7344515940
<b>CA License ID</b>	3391898474	1408469566	1800561364	9681917696	4139954466
<b>Contact</b>	Kendrick Foch	Nert Flippelli	Northrop O'Crane	Jamie Dikles	Dodi Bamba
<b>Contact NMLS ID</b>	0645402393	1274133422	0398935861	5196280771	6726195029
<b>Contact MI License ID</b>	1042151325	5912379147	3011970781	4199514927	1141993912
<b>Email</b>	dbambra5@ustream.tv	dbambra5@chicagotribune.com	dbambra5@unblog.fr	dbambra5@zdnnet.com	dbambra5@dropbox.com
<b>Phone</b>	(201) 991-3451	(337) 426-5693	(318) 376-5173	(212) 194-0416	(916) 215-9888

## 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

11/25/2008

Date

Co-Applicant Signature

Date