

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 02/15/2008
Closing Date 09/13/2013
Disbursement Date 10/31/2012
Settlement Agent Jourdain Meardon
File # N2G7S5A7W9Y2H3Y3N2K9
Property 67 North Terrace
 Charlottesville, VA 22908
Sale Price \$ 124,708.37

Transaction Information

Borrower Ellen Bubeer and Lizabeth Khotler
 511 Londonderry Junction
 Huntington, WV 25770
Seller Min Glenister and Nikolai Bradder
 74 Marquette Pass
 Clearwater, FL 33763
Lender Stroman Inc

Loan Information

Loan Term 20 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA _____
Loan ID # 1151292907
MIC # 2153236410

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 159,432.62	NO
Interest Rate	1.79%	YES
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,997.13	NO
Does the loan have these features?		
Prepayment Penalty	YES	* As high as \$3,054.41 if you pay off the loan during the first 5 years
Balloon Payment	NO	

Projected Payments	1-10	11-20	21-30	31-40
Payment Calculation				
Principal & Interest <i>only interest</i>	\$ 672.27	\$ 761.20	\$ 1,245.22	\$ 1,312.56
Mortgage Insurance	+ 158.23	+ 248.25	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 171.04	+ 129.75	+ 225.23	+ 143.40
Estimated Total Monthly Payment	\$ 1,001.54	\$ 1,139.20	\$ 1,470.45	\$ 1,455.96
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 280.73 a month	This estimate includes <input type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other:		In escrow? YES NO YES

Costs at Closing	
Closing Costs	\$ 49,955.13
Cash to Close	\$ 154,650.13

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 13,265.79				
01 0.04 % of Loan Amount (Points)	\$ 766.99	\$ 173.31	\$ 500.49	\$ 624.80	\$ 740.12
02 Title - Title Search	\$ 663.38	\$ 1,322.65	\$ 78.27	\$ 421.12	\$ 677.96
03 Mortgage Insurance	\$ 634.79	\$ 333.79	\$ 153.76	\$ 601.12	\$ 435.69
04 Flood Certification	\$ 414.36	\$ 999.39	\$ 127.44	\$ 562.98	\$ 692.76
05 Mortgage Broker Fee	\$ 1,089.20	\$ 1,284.18	\$ 79.76	\$ 692.54	\$ 746.22
06 Credit Report Fee	\$ 1,129.64	\$ 1,211.43	\$ 433.51	\$ 311.10	\$ 363.93
07 Title - Title Search	\$ 1,077.50	\$ 309.57	\$ 142.98	\$ 317.93	\$ 282.99
08 Homeowners Insurance Premium	\$ 1,481.91	\$ 373.70	\$ 723.05	\$ 193.10	\$ 167.26
B. Services Borrower Did Not Shop For	\$ 3,781.89				
01 Credit Report Fee to White, Marquardt and Borer	\$ 197.92	\$ 324.30	\$ 110.14	\$ 86.11	\$ 31.77
02 Appraisal Fee to Moore-Nader	\$ 254.34	\$ 76.79	\$ 67.54	\$ 103.04	\$ 29.38
03 Tax Service Fee to Barrows-Senger	\$ 252.64	\$ 122.00	\$ 174.43	\$ 154.13	\$ 120.33
04 HOA Processing Fee to Wolf, Haag and Wolf	\$ 164.30	\$ 123.48	\$ 168.55	\$ 44.34	\$ 137.05
05 Prepaid Interest to Gaylord, Baumbach and Spinka	\$ 52.44	\$ 207.37	\$ 142.93	\$ 176.46	\$ 143.68
06 HOA Capital Contribution to Wunsch Inc	\$ 295.96	\$ 111.74	\$ 136.30	\$ 40.13	\$ 109.60
07 Application Fee to Littell LLC	\$ 244.84	\$ 324.82	\$ 184.16	\$ 182.79	\$ 159.57
08 Escrow Fee/Settlement Fee/Closing Fee to Stracke Inc	\$ 103.55	\$ 129.55	\$ 193.87	\$ 153.99	\$ 154.08
09 Flood Certification to Schaden, Raynor and Murray	\$ 103.04	\$ 184.31	\$ 112.85	\$ 34.89	\$ 55.80
10 Tax Monitoring Fee to Beahan Inc	\$ 235.32	\$ 273.18	\$ 110.32	\$ 101.31	\$ 26.60
C. Services Borrower Did Shop For	\$ 10,895.32				
01 Underwriting Fee to Kuhlman and Sons	\$ 1,374.52	\$ 351.82	\$ 737.10	\$ 163.38	\$ 440.29
02 Mortgage Insurance to Cummings Group	\$ 282.79	\$ 198.12	\$ 569.77	\$ 261.47	\$ 506.81
03 Escrow Fee/Settlement Fee/Closing Fee to Watsica, Mueller and Parisian	\$ 421.14	\$ 807.96	\$ 466.92	\$ 91.95	\$ 165.10
04 Flood Monitoring Fee to Kub, Collins and Klein	\$ 1,110.15	\$ 1,462.58	\$ 547.41	\$ 550.64	\$ 705.11
05 Closing Protection Letter (CPL) to Hermann-Batz	\$ 375.93	\$ 1,030.46	\$ 590.18	\$ 392.92	\$ 333.51
06 Notary Fee to Upton, Kuhlman and Huels	\$ 665.94	\$ 788.16	\$ 748.13	\$ 218.98	\$ 748.92
07 Real Estate Commission to Shanahan, Willms and Feil	\$ 415.33	\$ 348.09	\$ 604.57	\$ 181.21	\$ 247.39
08 Transfer Taxes to Jones-Ebert	\$ 641.97	\$ 620.36	\$ 588.06	\$ 530.23	\$ 420.92
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 27,943.00				
Loan Costs Subtotals (A + B + C)	\$ 14,449.89	\$ 13,493.11			
Other Costs					
E. Taxes and Other Government Fees	\$ 465.76				
01 Recording Fees Deed: \$ 62.87 Mortgage: \$ 120.77	\$ 183.64	\$ 83.78	\$ 45.55	\$ 116.85	\$ 165.74
02 Transfer Tax to Zemlak Group	\$ 48.19	\$ 150.15	\$ 71.94	\$ 141.19	\$ 31.22
F. Prepays	\$ 4,746.25				
01 Homeowner's Insurance Premium (18 mo.) to Kautzer, Schinner and Miller	\$ 1,036.81	\$ 519.44	\$ 201.10	\$ 498.80	\$ 697.83
02 Mortgage Insurance Premium (6 mo.) to Feest and Sons	\$ 861.11	\$ 402.55	\$ 305.06	\$ 573.01	\$ 125.80
03 Prepaid Interest (\$ 24.86 per day from 5/12/06 to 6/30/05)	\$ 573.03	\$ 472.33	\$ 514.42	\$ 551.33	\$ 389.04
04 Property Taxes (9 mo.) to Santa Fe County	\$ 753.89	\$ 127.09	\$ 314.24	\$ 666.45	\$ 374.60
05					
G. Initial Escrow Payment at Closing	\$ 7,475.80				
01 Homeowner's Insurance \$ 146.39 per month for 17 mo.	\$ 2,488.63				
02 Mortgage Insurance \$ 131.42 per month for 18 mo.	\$ 2,365.56				
03 Property Taxes \$ 132.12 per month for 19 mo.	\$ 2,510.28				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 111.33				
H. Other	\$ 9,324.32				
01 Mortgage Insurance to Bins-Haley	\$ 364.92	\$ 171.14	\$ 5,409.61	\$ 532.77	\$ 747.30
02 Title - Settlement Agent Fee to Weissnat Group	\$ 915.65	\$ 617.89	\$ 4,950.65	\$ 404.05	\$ 409.65
03 Title - Lender's Title Insurance to Hettinger, Considine and Tremblay	\$ 1,337.69	\$ 333.37	\$ 1,664.51	\$ 949.83	\$ 419.47
04 Tax Reserves to White Group	\$ 1,106.04	\$ 187.76	\$ 3,520.44	\$ 912.34	\$ 437.08
05 Underwriting Fee to Maggio, Rodriguez and Senger	\$ 1,150.04	\$ 469.61	\$ 3,739.62	\$ 998.18	\$ 295.15
06 Home Warranty Fee to Legros-Hoppe	\$ 885.74	\$ 266.91	\$ 4,543.81	\$ 344.13	\$ 445.19
07 HOA Capital Contribution to Dicki-Buckridge	\$ 248.16	\$ 219.05	\$ 2,252.55	\$ 475.39	\$ 208.47
08 Tax Service Fee to Ernser-Schmitt	\$ 428.24	\$ 622.11	\$ 4,242.21	\$ 517.64	\$ 688.23
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 22,012.13				
Other Costs Subtotals (E + F + G + H)	\$ 17,368.95	\$ 4,643.18			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 49,955.13				
Closing Costs Subtotals (D + I)	\$ 31,818.84	\$ 18,136.29			
Lender Credits	\$ 443.79	\$ 467.46			

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)	\$ 40,963.21	\$ 49,955.13	YES Pellentesque viverra pede ac diam.
Closing Costs Paid Before Closing	-\$ 102.13	-\$ 2,327.85	NO
Closing Costs Financed (Paid from your Loan Amount)	-\$ 102.13	-\$ 2,327.85	NO
Down Payment/Funds from Borrower	-\$ 102.13	-\$ 2,327.85	NO
Deposit	-\$ 102.13	-\$ 2,327.85	NO
Funds for Borrower	-\$ 102.13	-\$ 2,327.85	YES Vivamus vel nulla eget eros elementum pellentesque. Quisque porta volutpat erat.
Seller Credits	-\$ 102.13	-\$ 2,327.85	YES Nam ultrices, libero non mattis pulvinar, nulla pede ullamcorper augue, a suscipit nulla
Adjustments and Other Credits	-\$ 102.13	-\$ 2,327.85	NO
Cash to Close	\$ 40,248.30	\$ 33,660.18	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$ 273,360.56
01	Sale Price of Property	\$ 177,107.60
02	Sale Price of Any Personal Property Included in Sale	\$ 17,396.56
03	Closing Costs Paid at Closing (J)	\$ 49,955.13
04		
Adjustments		
05	Donec dapibus. Duis at velit eu est congue elementum.	\$ 12,464.07
06	Mauris sit amet eros.	\$ 7,063.99
07	Duis aliquam convallis nunc. Proin at turpis a pede posuere	\$ 8,839.13
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes 10/21/2009 to 3/28/2005	\$ 93.01
09	County Taxes 1/30/2018 to 10/24/2011	\$ 208.29
10	Assessments 2/1/2012 to 3/22/2015	\$ 232.78
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing		\$ 118,710.43
01	Deposit	\$ 10,426.74
02	Loan Amount	\$ 95,676.20
03	Existing Loan(s) Assumed or Taken Subject to	\$ 6,361.36
04		
05	Seller Credit	\$ 703.89
Other Credits		
06	Aenean sit amet justo. Morbi ut odio.	\$ 797.15
07	Mauris iacinia sapien quis libero. Nullam sit amet turpis	\$ 1,085.48
Adjustments		
08	Integer tincidunt ante vel ipsum.	\$ 634.82
09	Morbi non quam nec dui luctus rutrum.	\$ 602.43
10	In hac habitasse platea dictumst.	\$ 826.20
11	Cras non velit nec nisi vulputate nonummy.	\$ 1,173.29
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes 2/20/2005 to 9/30/2009	\$ 75.20
13	County Taxes 6/7/2004 to 3/26/2016	\$ 118.97
14	Assessments 8/31/2009 to 7/23/2015	\$ 228.70
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$ 273,360.56
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 118,710.43
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$ 154,650.13

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 194,728.91
01	Sale Price of Property	\$ 177,107.60
02	Sale Price of Any Personal Property Included in Sale	\$ 17,186.18
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes 4/14/2018 to 6/3/2013	\$ 83.26
10	County Taxes 5/5/2010 to 12/5/2005	\$ 103.24
11	Assessments 4/6/2011 to 9/21/2007	\$ 248.63
12		
13		
14		
15		
16		

N. Due from Seller at Closing		\$ 204,551.68
01	Excess Deposit	\$ 6,240.92
02	Closing Costs Paid at Closing (J)	\$ 10,965.34
03	Existing Loan(s) Assumed or Taken Subject to	\$ 2,946.26
04	Payoff of First Mortgage Loan	\$ 118,287.58
05	Payoff of Second Mortgage Loan	\$ 45,609.32
06		
07		
08	Seller Credit	\$ 19,770.06
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes 2/25/2004 to 7/29/2016	\$ 240.65
15	County Taxes 7/13/2017 to 3/28/2018	\$ 266.47
16	Assessments 5/6/2007 to 7/14/2010	\$ 225.08
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$ 194,728.91
Total Due from Seller at Closing (N)	\$ 204,551.68
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 9,822.77

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 9% 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 _____
254 Haas Lane

Sacramento, CA 94291

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	\$ 2,146.34	Estimated total amount over year 1 for your escrowed property costs: in felis eu elit proin
Non-Escrowed Property Costs over Year 1	\$ 410.79	Estimated total amount over year 1 for your non-escrowed property costs: purus sit amet id sapien You may have other property costs.
Initial Escrow Payment	\$ 526.26	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$ 922.50	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.	\$ 239,148.93
Finance Charge. The dollar amount the loan will cost you.	\$ 79,716.31
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 159,432.62
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	2.550%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	56.630%



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	Kassulke, Kub and Hermiston	Rosenbaum, Rosenbaum and Mann	Kerluke, Harvey and Hickie	Bode, Gleichner and Rice	Quitson and Sons
Address	7 Chinook Way Gainesville, PA 30506	4 Gateway Drive Spartanburg, IA 29305	2 Sutherland Avenue Philadelphia, LA 19151	4 Steensland Crossing Des Moines, KY 50369	54 Lotheville Parkway New Orleans, NE 70142
NMLS ID	7618267407	3103629438	7132596156	1642517952	6577594134
GA License ID	6906949406	7388116206	9030749888	6546234547	8180936142
Contact	Arnuaad Ather	Wakefield Bogays	Theresa Drewitt	Carlita Brood	Neille Ashfold
Contact NMLS ID	5204473515	7546463925	2330280597	4182269351	5477078762
Contact SC License ID	4657617924	2800699957	3961566934	4064376897	1363442045
Email	nashfold8@sciencedaily.com	nashfold8@elegantthemes.com	nashfold8@hatena.ne.jp	nashfold8@yolasite.com	nashfold8@diigo.com
Phone	(434) 152-8127	(304) 557-5469	(727) 239-7269	(916) 639-1141	(678) 560-0056

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.

S.S. Shedd & Pro Co

01/20/2013

Applicant Signature

Date

Co-Applicant Signature

Date