

Closing Information		Transaction Information		Loan Information	
Date Issued	10/28/2009	Borrower	Cindi Truwert and Audrey Feak 11707 Lighthouse Bay Park Flint, MI 48505	Loan Term	30 years
Closing Date	06/10/2000			Purpose	Purchase
Disbursement Date	09/24/2004			Product	Fixed Rate
Settlement Agent	Belia Winchcombe	Seller	Barbra Watsam and Roda Jackling 9 Cherokee Trail Rockville, MD 20851	Loan Type	<input type="checkbox"/> Conventional <input checked="" type="checkbox"/> FHA
File #	E3I2B1C9E9I4X2Y8I9Z1				<input type="checkbox"/> VA <input type="checkbox"/> _____
Property	3977 Hermina Lane Honolulu, HI 96825	Lender	Adams-Denesik	Loan ID #	2321760713
Sale Price	\$ 103,296.31			MIC #	1664876719

Loan Terms		Can this amount increase after closing?
Loan Amount	\$ 129,306.50	NO
Interest Rate	0.61%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 2,383.07	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	\$ 509.91 <i>only interest</i>	\$ 936.74	\$ 1,082.00	\$ 1,335.38
Mortgage Insurance	+ 209.47	+ 123.77	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 108.65	+ 204.32	+ 211.70	+ 228.47
Estimated Total Monthly Payment	\$ 828.03	\$ 1,264.83	\$ 1,293.70	\$ 1,563.85
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 304.73 a month	This estimate includes <input type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		In escrow? YES NO NO

Costs at Closing	
Closing Costs	\$ 53,985.49
Cash to Close	\$ 184,184.26

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$ 14,836.07				
01	0.00 % of Loan Amount (Points)	\$ 267.51	\$ 1,127.91	\$ 662.26	\$ 502.08	\$ 608.38
02	Flood Insurance	\$ 1,226.88	\$ 1,285.93	\$ 633.51	\$ 128.40	\$ 272.44
03	Tax Reserves	\$ 1,069.30	\$ 1,461.06	\$ 381.04	\$ 631.32	\$ 170.61
04	Homeowners Insurance	\$ 992.44	\$ 1,332.64	\$ 311.67	\$ 408.37	\$ 381.04
05	Prepaid Interest	\$ 816.97	\$ 1,071.87	\$ 587.90	\$ 538.77	\$ 699.44
06	Transfer Taxes	\$ 291.84	\$ 792.26	\$ 329.46	\$ 77.10	\$ 716.47
07	Application Fee	\$ 1,075.00	\$ 1,497.09	\$ 266.12	\$ 287.45	\$ 194.59
08	Credit Report Fee	\$ 254.86	\$ 272.51	\$ 314.72	\$ 587.72	\$ 172.83
B. Services Borrower Did Not Shop For		\$ 4,022.72				
01	Homeowners Insurance to Tremblay, Turcotte and Collier	\$ 172.09	\$ 230.11	\$ 148.78	\$ 76.71	\$ 43.04
02	Pest Inspection Fee to Doyle LLC	\$ 74.55	\$ 122.95	\$ 73.08	\$ 69.25	\$ 109.31
03	Home Inspection Fee to Kozey, Tromp and Watsica	\$ 175.97	\$ 293.28	\$ 184.86	\$ 150.08	\$ 96.53
04	Title - Insurance Binder to Towne, Feil and Hagenes	\$ 177.51	\$ 68.31	\$ 194.34	\$ 72.32	\$ 176.12
05	Recording Fee to Legros LLC	\$ 267.08	\$ 264.73	\$ 82.86	\$ 151.50	\$ 84.24
06	Tax Service Fee to Larkin and Sons	\$ 209.68	\$ 211.10	\$ 88.30	\$ 53.25	\$ 140.19
07	Appraisal Fee to Stark Inc	\$ 107.74	\$ 258.99	\$ 117.85	\$ 199.69	\$ 105.36
08	Title - Lender's Title Insurance to Olson Group	\$ 336.01	\$ 195.46	\$ 186.24	\$ 182.07	\$ 47.88
09	Pest Inspection Fee to Glover, Cremin and Sporer	\$ 55.15	\$ 242.39	\$ 100.25	\$ 188.04	\$ 148.69
10	Lock-in Fee to Friesen Group	\$ 330.58	\$ 229.04	\$ 123.11	\$ 190.04	\$ 90.19
C. Services Borrower Did Shop For		\$ 15,502.49				
01	Flood Insurance to Langosh and Sons	\$ 876.75	\$ 1,459.89	\$ 183.50	\$ 163.28	\$ 565.69
02	Title - Title Search to Huels LLC	\$ 194.71	\$ 1,281.30	\$ 121.88	\$ 126.40	\$ 146.44
03	Title - Settlement Agent Fee to Bergstrom Group	\$ 724.60	\$ 909.32	\$ 327.29	\$ 499.01	\$ 640.49
04	Discount Fee to Upton Inc	\$ 1,182.16	\$ 994.90	\$ 552.52	\$ 195.90	\$ 722.39
05	Tax Monitoring Fee to Senger, Carroll and Zemlak	\$ 611.81	\$ 1,424.74	\$ 735.16	\$ 730.74	\$ 350.11
06	Recording Fee to Reichert-Walker	\$ 531.14	\$ 1,194.45	\$ 667.30	\$ 313.87	\$ 668.83
07	Pest Inspection Fee to Abshire, Reynolds and Breitenberg	\$ 471.58	\$ 1,160.55	\$ 456.69	\$ 150.37	\$ 202.18
08	Title Report/Title Insurance to Tillman-Gottlieb	\$ 1,069.15	\$ 1,415.44	\$ 330.86	\$ 607.15	\$ 147.20
D. TOTAL LOAN COSTS (Borrower-Paid)		\$ 34,361.28				
Loan Costs Subtotals (A + B + C)		\$ 13,563.06	\$ 20,798.22			
Other Costs						
E. Taxes and Other Government Fees		\$ 385.43				
01	Recording Fees Deed: \$ 27.19 Mortgage: \$ 118.94	\$ 146.13	\$ 128.92	\$ 164.70	\$ 170.27	\$ 114.95
02	Transfer Tax to Boehm Inc	\$ 72.81	\$ 37.57	\$ 34.87	\$ 35.39	\$ 127.30
F. Prepays		\$ 5,517.64				
01	Homeowner's Insurance Premium (24 mo.) to Langosh, Blanda and Abbott	\$ 505.69	\$ 550.30	\$ 587.18	\$ 138.90	\$ 486.36
02	Mortgage Insurance Premium (7 mo.) to Cremin Inc	\$ 363.42	\$ 423.99	\$ 452.32	\$ 423.16	\$ 407.24
03	Prepaid Interest (\$ 23.43 per day from 3/15/03 to 3/10/18)	\$ 1,478.60	\$ 621.58	\$ 653.15	\$ 339.81	\$ 577.18
04	Property Taxes (24 mo.) to Edgefield County	\$ 1,054.79	\$ 519.27	\$ 646.85	\$ 509.64	\$ 389.71
05						
G. Initial Escrow Payment at Closing		\$ 4,154.67				
01	Homeowner's Insurance \$ 84.93 per month for 7 mo.	\$ 594.51				
02	Mortgage Insurance \$ 128.76 per month for 12 mo.	\$ 1,545.12				
03	Property Taxes \$ 96.68 per month for 20 mo.	\$ 1,933.60				
04						
05						
06						
07						
08	Aggregate Adjustment	\$ 81.44				
H. Other		\$ 9,566.47				
01	Transfer Taxes to Leannon, Koss and Leuschke	\$ 636.76	\$ 403.25	\$ 2,754.74	\$ 431.17	\$ 405.47
02	Real Estate Commission to Schimmel LLC	\$ 597.65	\$ 685.22	\$ 3,877.94	\$ 435.38	\$ 653.29
03	Attorney Fees to Cummings, Hettinger and Feest	\$ 1,128.27	\$ 574.26	\$ 3,060.04	\$ 566.17	\$ 260.72
04	Application Fee to O'Kon, Block and Mann	\$ 1,362.84	\$ 575.85	\$ 1,605.12	\$ 902.10	\$ 317.01
05	Title - Owner's Title Insurance to Schulist-Torphy	\$ 233.27	\$ 243.87	\$ 3,376.71	\$ 879.87	\$ 100.01
06	Courier Fee/Postage Fee to Schmeler-Leuschke	\$ 218.22	\$ 701.94	\$ 4,157.06	\$ 388.59	\$ 564.70
07	Title - Owner's Title Insurance to Swift Group	\$ 547.55	\$ 459.04	\$ 1,170.78	\$ 948.47	\$ 128.67
08	Title - Title Search to Rippin Inc	\$ 1,029.27	\$ 169.21	\$ 4,226.88	\$ 716.98	\$ 218.12
I. TOTAL OTHER COSTS (Borrower-Paid)		\$ 19,624.21				
Other Costs Subtotals (E + F + G + H)		\$ 13,529.94	\$ 6,094.27			
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$ 53,985.49				
Closing Costs Subtotals (D + I)		\$ 27,093.00	\$ 26,892.49			
Lender Credits		\$ 722.71	\$ 353.81			

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)	\$ 44,268.10	\$ 53,985.49	YES Nam dui.
Closing Costs Paid Before Closing	-\$ 2,243.93	-\$ 1,131.70	YES Donec dapibus.
Closing Costs Financed (Paid from your Loan Amount)	-\$ 2,243.93	-\$ 1,131.70	YES Etiam vel augue.
Down Payment/Funds from Borrower	-\$ 2,243.93	-\$ 1,131.70	YES Donec odio justo, sollicitudin ut, suscipit a, feugiat et, eros.
Deposit	-\$ 2,243.93	-\$ 1,131.70	YES Cras in purus eu magna vulputate luctus.
Funds for Borrower	-\$ 2,243.93	-\$ 1,131.70	NO
Seller Credits	-\$ 2,243.93	-\$ 1,131.70	NO
Adjustments and Other Credits	-\$ 2,243.93	-\$ 1,131.70	NO
Cash to Close	\$ 28,560.59	\$ 46,063.59	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$ 324,743.60
01 Sale Price of Property	\$ 228,507.09
02 Sale Price of Any Personal Property Included in Sale	\$ 23,316.77
03 Closing Costs Paid at Closing (J)	\$ 53,985.49
04	
Adjustments	
05 Nulla facilisi.	\$ 11,998.50
06 Pellentesque eget nunc.	\$ 3,451.02
07 Nunc purus.	\$ 2,942.77
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes 1/8/2017 to 2/1/2009	\$ 85.42
09 County Taxes 9/19/2015 to 5/15/2011	\$ 218.73
10 Assessments 2/24/2008 to 6/24/2018	\$ 237.81
11	
12	
13	
14	
15	

L. Paid Already by or on Behalf of Borrower at Closing	\$ 140,559.34
01 Deposit	\$ 18,812.59
02 Loan Amount	\$ 113,660.26
03 Existing Loan(s) Assumed or Taken Subject to	\$ 1,295.46
04	
05 Seller Credit	\$ 636.35
Other Credits	
06 Proin at turpis a pede posuere nonummy. Integer non velit.	\$ 1,164.73
07 In hac habitasse platea dictumst.	\$ 1,005.09
Adjustments	
08 Curabitur in libero ut massa volutpat convallis.	\$ 827.48
09 Donec posuere metus vitae ipsum.	\$ 542.42
10 Nam congue, risus semper porta volutpat, quam pede	\$ 1,120.91
11 Nulla tellus. In sagittis dui vel nisl.	\$ 1,062.14

Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 6/11/2015 to 12/11/2011	\$ 250.00
13 County Taxes 4/5/2017 to 10/9/2001	\$ 77.52
14 Assessments 10/1/2009 to 10/3/2016	\$ 104.39
15	
16	
17	

CALCULATION

Total Due from Borrower at Closing (K)	\$ 324,743.60
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 140,559.34
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$ 184,184.26

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$ 245,868.54
01 Sale Price of Property	\$ 228,507.09
02 Sale Price of Any Personal Property Included in Sale	\$ 16,923.60
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes 10/19/2003 to 1/14/2010	\$ 105.49
10 County Taxes 5/1/2005 to 10/6/2013	\$ 114.56
11 Assessments 5/14/2012 to 10/8/2015	\$ 217.80
12	
13	
14	
15	
16	

N. Due from Seller at Closing	\$ 403,658.52
01 Excess Deposit	\$ 6,901.46
02 Closing Costs Paid at Closing (J)	\$ 10,560.03
03 Existing Loan(s) Assumed or Taken Subject to	\$ 1,203.98
04 Payoff of First Mortgage Loan	\$ 120,306.92
05 Payoff of Second Mortgage Loan	\$ 120,241.22
06	
07	
08 Seller Credit	\$ 143,672.96
09	
10	
11	
12	
13	

Adjustments for Items Unpaid by Seller	
14 City/Town Taxes 12/20/2008 to 8/17/2005	\$ 295.97
15 County Taxes 3/24/2016 to 11/27/2016	\$ 232.36
16 Assessments 11/14/2012 to 5/24/2006	\$ 243.62
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$ 245,868.54
Total Due from Seller at Closing (N)	\$ 403,658.52
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 157,789.98

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 13% of the monthly 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 27822 American Ash Lane
Birmingham, AL 35290

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	\$ 1,027.91	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$ 1,007.36	

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.	\$ 193,959.75
Finance Charge. The dollar amount the loan will cost you.	\$ 64,653.25
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 129,306.50
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	1.890%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	64.780%



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	Mohr, Lindgren and Conn	Gottlieb, Gerlach and Haag	Pouros and Sons	Bogan Group	Lakin-Goodwin
Address	4094 Vernon Point El Paso, OH 88558	5 Moulton Circle Tacoma, CA 98424	8022 Division Park Cincinnati, OH 45223	198 Northfield Alley San Francisco, TX 94169	3 Nobel Point Cleveland, OR 44118
NMLS ID	4142221752	1121320202	1981557952	5783792789	0856693537
TX License ID	5522061363	4147825895	9117096510	4605212129	9782805433
Contact	Linoel Dugue	Catharina Camelli	Harald Deadman	Karrah Mogie	Aurore Garmans
Contact NMLS ID	3721122099	8615854242	9744077772	1294042386	7924179238
Contact WA License ID	5239966016	7706580055	8999156417	9818673078	4982540131
Email	agarmansh@free.fr	agarmansh@cargocollective.com	agarmansh@friendfeed.com	agarmansh@ca.gov	agarmansh@vinaora.com
Phone	(808) 772-7130	(810) 918-9385	(240) 154-8753	(205) 345-7213	(915) 922-4350

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.

03/22/2013

Applicant Signature

Date

Co-Applicant Signature

Date