

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	01/07/2014	Borrower	Loan Term
Closing Date	01/31/2003	Gerda Jobson and Hasheem Marques	25 years
Disbursement Date	10/17/2011	3737 Anthes Court	Purpose
Settlement Agent	Morena Brandenburg	Arlington, VA 22244	Purchase
File #	T1I4Z9Q3H7C1B8S5M3F5	Seller	Product
Property	54502 American Ash Crossing	Elton Anthill and Base Klain	Fixed Rate
	Odessa, TX 79764	98 Riverside Circle	Loan Type
		Phoenix, AZ 85083	<input type="checkbox"/> Conventional <input type="checkbox"/> FHA
		Lender	<input type="checkbox"/> VA <input checked="" type="checkbox"/> ligula nec
		Skiles, Gutkowski and Blick	Loan ID # 2564022995
Sale Price	\$ 87,674.31		MIC # 2399901657

Loan Terms		Can this amount increase after closing?
Loan Amount	\$ 139,321.95	NO
Interest Rate	5.03%	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$ 688.22	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	\$ 625.23 <i>only interest</i>	\$ 806.35	\$ 1,006.20	\$ 1,476.64
Mortgage Insurance	+ 148.26	+ 119.64	+ 0.00	+ 0.00
Estimated Escrow Amount can increase over time	+ 191.08	+ 239.77	+ 121.68	+ 219.18
Estimated Total Monthly Payment	\$ 964.57	\$ 1,165.76	\$ 1,127.88	\$ 1,695.82
Estimated Taxes, Insurance & Assessments Amount can increase over time See page 4 for details	\$ 199.37 a month	This estimate includes <input type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		In escrow? NO NO YES

Costs at Closing	
Closing Costs	\$ 46,363.54
Cash to Close	\$ 136,172.45

## 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>\$ 12,324.42</b>				
01	0.05 % of Loan Amount (Points)	\$ 1,054.05	\$ 171.05	\$ 621.62	\$ 610.90	\$ 91.42
02	Attorney Fees	\$ 492.14	\$ 1,188.37	\$ 306.84	\$ 484.84	\$ 137.48
03	Mortgage Insurance	\$ 1,130.69	\$ 280.85	\$ 523.48	\$ 741.62	\$ 357.59
04	Notary Fee	\$ 1,124.96	\$ 194.35	\$ 469.38	\$ 653.20	\$ 228.99
05	Processing Fee	\$ 351.68	\$ 1,383.02	\$ 747.96	\$ 607.74	\$ 77.63
06	Wire Transfer Fee	\$ 1,213.70	\$ 683.34	\$ 570.90	\$ 684.83	\$ 453.60
07	Flood Insurance	\$ 1,117.48	\$ 608.19	\$ 217.64	\$ 316.28	\$ 135.74
08	Title - Insurance Binder	\$ 748.19	\$ 582.36	\$ 188.31	\$ 639.74	\$ 349.76
<b>B. Services Borrower Did Not Shop For</b>		<b>\$ 3,244.64</b>				
01	HOA Capital Contribution to Legros and Sons	\$ 179.53	\$ 242.39	\$ 84.82	\$ 101.57	\$ 36.16
02	Mortgage Insurance to Schumm LLC	\$ 267.81	\$ 105.24	\$ 181.35	\$ 162.97	\$ 135.31
03	Homeowners Insurance Premium to Hodkiewicz-Crist	\$ 155.01	\$ 205.48	\$ 88.99	\$ 103.79	\$ 164.79
04	Property Taxes to Steuber-Dickens	\$ 136.71	\$ 135.78	\$ 182.28	\$ 106.41	\$ 73.27
05	Property Taxes to Ferry, Shanahan and Shanahan	\$ 132.67	\$ 274.69	\$ 125.51	\$ 192.62	\$ 191.30
06	Underwriting Fee to Romaguera, Abernathy and Franecki	\$ 122.11	\$ 199.05	\$ 26.60	\$ 196.08	\$ 32.55
07	Appraisal Fee to VonRueden Inc	\$ 206.97	\$ 110.44	\$ 28.06	\$ 76.83	\$ 49.73
08	Underwriting Fee to Parker and Sons	\$ 117.46	\$ 65.44	\$ 158.58	\$ 79.88	\$ 79.38
09	Wire Transfer Fee to Kris Inc	\$ 143.62	\$ 105.04	\$ 172.26	\$ 87.66	\$ 59.36
10	Tax Reserves to Boyer LLC	\$ 182.60	\$ 156.60	\$ 187.77	\$ 133.98	\$ 110.42
<b>C. Services Borrower Did Shop For</b>		<b>\$ 12,652.36</b>				
01	HOA Capital Contribution to Muller Inc	\$ 420.29	\$ 1,430.18	\$ 622.45	\$ 201.58	\$ 99.30
02	Homeowners Insurance Premium to Turner, Bode and Koepp	\$ 408.39	\$ 165.60	\$ 407.00	\$ 626.01	\$ 747.71
03	Homeowners Insurance Premium to Bergnaum-Kreiger	\$ 1,253.66	\$ 1,063.32	\$ 581.15	\$ 430.81	\$ 312.87
04	Attorney Fees to Bosco-Mohr	\$ 1,165.15	\$ 684.12	\$ 199.14	\$ 452.17	\$ 577.01
05	Processing Fee to Bins Group	\$ 871.49	\$ 526.18	\$ 668.71	\$ 655.38	\$ 555.52
06	Appraisal Fee to Weimann, Hahn and Mohr	\$ 539.91	\$ 444.91	\$ 684.11	\$ 420.52	\$ 191.87
07	HOA Processing Fee to Lindgren-Walker	\$ 636.23	\$ 1,331.42	\$ 404.91	\$ 317.46	\$ 748.21
08	Pest Inspection Fee to Boehm, Beer and Beahan	\$ 690.06	\$ 1,021.45	\$ 82.19	\$ 411.66	\$ 481.91
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>		<b>\$ 28,221.42</b>				
Loan Costs Subtotals (A + B + C)		\$ 14,862.56	\$ 13,358.86			
<b>Other Costs</b>						
<b>E. Taxes and Other Government Fees</b>		<b>\$ 519.61</b>				
01	Recording Fees Deed: \$ 72.94 Mortgage: \$ 111.93	\$ 184.87	\$ 82.97	\$ 66.42	\$ 90.91	\$ 60.72
02	Transfer Tax to Powlowski and Sons	\$ 130.01	\$ 121.76	\$ 53.49	\$ 100.20	\$ 110.03
<b>F. Prepays</b>		<b>\$ 3,728.34</b>				
01	Homeowner's Insurance Premium (8 mo.) to Carroll and Sons	\$ 892.42	\$ 324.71	\$ 725.23	\$ 128.00	\$ 352.34
02	Mortgage Insurance Premium (19 mo.) to Renner-Waters	\$ 397.65	\$ 634.53	\$ 349.17	\$ 373.59	\$ 586.78
03	Prepaid Interest (\$ 16.91 per day from 11/2/07 to 6/28/02 )	\$ 460.66	\$ 429.99	\$ 749.77	\$ 498.51	\$ 538.82
04	Property Taxes (4 mo.) to Worcester County	\$ 321.36	\$ 267.02	\$ 624.38	\$ 653.26	\$ 567.21
05						
<b>G. Initial Escrow Payment at Closing</b>		<b>\$ 2,516.65</b>				
01	Homeowner's Insurance \$ 91.58 per month for 16 mo.	\$ 1,465.28				
02	Mortgage Insurance \$ 98.10 per month for 3 mo.	\$ 294.30				
03	Property Taxes \$ 104.23 per month for 5 mo.	\$ 521.15				
04						
05						
06						
07						
08	Aggregate Adjustment	\$ 235.92				
<b>H. Other</b>		<b>\$ 11,377.52</b>				
01	Mortgage Insurance to Bogan Group	\$ 1,305.35	\$ 444.52	\$ 723.84	\$ 771.64	\$ 85.38
02	Flood Monitoring Fee to Gleason, Kris and Connelly	\$ 1,125.79	\$ 135.54	\$ 3,084.33	\$ 533.01	\$ 680.99
03	Lock-in Fee to Barton-Kris	\$ 1,359.95	\$ 565.05	\$ 5,086.32	\$ 481.19	\$ 315.06
04	Title - Settlement Agent Fee to Bogan Group	\$ 1,210.36	\$ 676.44	\$ 4,126.42	\$ 490.59	\$ 159.95
05	Mortgage Insurance to Hagenes-Herman	\$ 466.86	\$ 225.91	\$ 4,314.17	\$ 761.76	\$ 547.00
06	Application Fee to Blick, Lockman and Champlin	\$ 1,308.57	\$ 384.44	\$ 4,718.13	\$ 791.53	\$ 724.54
07	Home Warranty Fee to Wiza, Haley and Lebsack	\$ 545.14	\$ 168.21	\$ 1,202.36	\$ 472.77	\$ 674.08
08	Closing Protection Letter (CPL) to Lind-O'Conner	\$ 1,331.24	\$ 124.15	\$ 504.74	\$ 639.80	\$ 333.25
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>		<b>\$ 18,142.12</b>				
Other Costs Subtotals (E + F + G + H)		\$ 13,556.88	\$ 4,585.24			
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>		<b>\$ 46,363.54</b>				
Closing Costs Subtotals (D + I)		\$ 28,419.44	\$ 17,944.10			
Lender Credits		\$ 448.27	\$ 176.59			

## 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)	\$ 38,018.10	\$ 46,363.54	YES Nunc purus.
Closing Costs Paid Before Closing	-\$ 1,064.37	-\$ 1,972.28	YES Vivamus in felis eu sapien cursus vestibulum.
Closing Costs Financed (Paid from your Loan Amount)	-\$ 1,064.37	-\$ 1,972.28	NO
Down Payment/Funds from Borrower	-\$ 1,064.37	-\$ 1,972.28	YES Aliquam augue quam, sollicitudin vitae, consectetur eget, rutrum at, lorem.
Deposit	-\$ 1,064.37	-\$ 1,972.28	NO
Funds for Borrower	-\$ 1,064.37	-\$ 1,972.28	NO
Seller Credits	-\$ 1,064.37	-\$ 1,972.28	YES Morbi a ipsum.
Adjustments and Other Credits	-\$ 1,064.37	-\$ 1,972.28	YES Proin risus. Praesent lectus.
<b>Cash to Close</b>	<b>\$ 30,567.51</b>	<b>\$ 32,557.58</b>	

## 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>\$ 238,782.03</b>
01 Sale Price of Property	\$ 148,079.37
02 Sale Price of Any Personal Property Included in Sale	\$ 24,934.84
03 Closing Costs Paid at Closing (J)	\$ 46,363.54
04	
<b>Adjustments</b>	
05 Nulla facilisi. Cras non velit nec nisi vulputate nonummy.	\$ 6,123.29
06 Ut tellus.	\$ 4,686.12
07 Curabitur at ipsum ac tellus semper interdum.	\$ 8,157.93
<b>Adjustments for Items Paid by Seller in Advance</b>	
08 City/Town Taxes 11/28/2004 to 4/15/2006	\$ 139.14
09 County Taxes 6/22/2014 to 11/18/2017	\$ 168.38
10 Assessments 5/22/2007 to 5/11/2005	\$ 129.42
11	
12	
13	
14	
15	
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	<b>\$ 102,609.58</b>
01 Deposit	\$ 5,659.56
02 Loan Amount	\$ 83,573.71
03 Existing Loan(s) Assumed or Taken Subject to	\$ 6,460.27
04	
05 Seller Credit	\$ 1,277.05
<b>Other Credits</b>	
06 Nulla mollis molestie lorem. Quisque ut erat.	\$ 1,043.27
07 Vestibulum rutrum rutrum neque. Aenean auctor gravida sem.	\$ 1,204.39
<b>Adjustments</b>	
08 Praesent id massa id nisl venenatis lacinia.	\$ 534.35
09 Integer ac leo.	\$ 577.03
10 Quisque arcu libero, rutrum ac, lobortis vel, dapibus at, diam.	\$ 717.12
11 Duis bibendum. Morbi non quam nec dui luctus rutrum.	\$ 1,095.73
<b>Adjustments for Items Unpaid by Seller</b>	
12 City/Town Taxes 2/27/2015 to 7/4/2007	\$ 182.66
13 County Taxes 11/12/2004 to 8/28/2016	\$ 94.80
14 Assessments 9/23/2007 to 4/4/2018	\$ 189.64
15	
16	
17	
<b>CALCULATION</b>	
Total Due from Borrower at Closing (K)	\$ 238,782.03
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 102,609.58
<b>Cash to Close</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	<b>\$ 136,172.45</b>

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	<b>\$ 162,135.01</b>
01 Sale Price of Property	\$ 148,079.37
02 Sale Price of Any Personal Property Included in Sale	\$ 13,541.53
03	
04	
05	
06	
07	
08	
<b>Adjustments for Items Paid by Seller in Advance</b>	
09 City/Town Taxes 1/23/2017 to 9/20/2002	\$ 229.60
10 County Taxes 12/17/2002 to 8/11/2011	\$ 203.81
11 Assessments 2/9/2015 to 2/26/2008	\$ 80.70
12	
13	
14	
15	
16	
<b>N. Due from Seller at Closing</b>	<b>\$ 278,184.93</b>
01 Excess Deposit	\$ 6,322.95
02 Closing Costs Paid at Closing (J)	\$ 5,732.40
03 Existing Loan(s) Assumed or Taken Subject to	\$ 6,819.44
04 Payoff of First Mortgage Loan	\$ 73,367.71
05 Payoff of Second Mortgage Loan	\$ 41,494.32
06	
07	
08 Seller Credit	\$ 143,690.53
09	
10	
11	
12	
13	
<b>Adjustments for Items Unpaid by Seller</b>	
14 City/Town Taxes 12/19/2004 to 7/3/2004	\$ 202.38
15 County Taxes 7/5/2010 to 12/13/2001	\$ 318.88
16 Assessments 9/23/2002 to 2/21/2012	\$ 236.32
17	
18	
19	
<b>CALCULATION</b>	
Total Due to Seller at Closing (M)	\$ 162,135.01
Total Due from Seller at Closing (N)	\$ 278,184.93
<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>-\$ 116,049.92</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 15 days late, your lender will charge a late fee of 14% 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 42503 Village Green Street  
Denver, CO 80255

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	\$ 1,795.96	Estimated total amount over year 1 for your escrowed property costs: odio cras mi pede quam a
Non-Escrowed Property Costs over Year 1	\$ 2,423.56	Estimated total amount over year 1 for your non-escrowed property costs: ullamcorper purus sit amet dui vel nisl You may have other property costs.
Initial Escrow Payment	\$ 1,179.56	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$ 706.94	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.	\$ 208,982.93
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$ 69,660.98
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$ 139,321.95
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	4.730%
<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.	68.710%



**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>	Beier, Poulos and Breitenberg	Goyette-Ankunding	Keebler and Sons	Eichmann Group	Sawayn-Donnelly
<b>Address</b>	2751 Novick Park Rochester, WA 14614	64688 Bobwhite Alley Phoenix, VA 85015	59361 Eagle Crest Way Bellevue, AZ 98008	8 Crowley Park Falls Church, NY 22047	79811 Ramsey Center Peoria, TX 85383
<b>NMLS ID</b>	4987014132	7137935472	9555686363	0845125509	2192595577
<b>NY License ID</b>	2517889673	1859351015	7334337072	2978048731	3803137705
<b>Contact</b>	Bernarr Saddleton	Jasen Brickner	Syman Clarae	Olia Loukes	Linn McLurg
<b>Contact NMLS ID</b>	1473118726	3180025463	5676203992	4713941449	1840375524
<b>Contact AZ License ID</b>	8006328135	0127877750	0800503285	5495638463	3067418393
<b>Email</b>	lmclurg0@google.nl	lmclurg0@vimeo.com	lmclurg0@last.fm	lmclurg0@smh.com.au	lmclurg0@unesco.org
<b>Phone</b>	(432) 302-2521	(571) 663-0009	(602) 999-2279	(303) 700-0996	(585) 371-7494

## 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.

06/29/2014

Applicant Signature

Date

06/29/2014

Co-Applicant Signature

Date