

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 06/14/2016
Closing Date 02/26/2013
Disbursement Date 05/10/2011
Settlement Agent Christine Tooth
File # N614K4R4D2V3N2M7V9M2
Property 856 Oneill Junction
 Erie, PA 16550
Sale Price \$ 74,669.03

Transaction Information

Borrower Ingram Cappleman and Carie McCathay
 5 Waywood Street
 Tyler, TX 75710
Seller Natalia MacTrustie and Jenna Bottjer
 26 Cambridge Court
 Virginia Beach, VA 23464
Lender Yost-Kovacek

Loan Information

Loan Term 40 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA malesuada in
Loan ID # 5370953352
MIC # 3502369097

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 105,775.44	NO
Interest Rate	6.54%	YES
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,691.52	NO
	Does the loan have these features?	
Prepayment Penalty	YES	* As high as \$3,239.35 if you pay off the loan during the first 2 years
Balloon Payment	YES	

Projected Payments	1-10	11-20	21-30	31-40
Payment Calculation				
Principal & Interest <i>only interest</i>	\$ 670.99	\$ 966.86	\$ 1,029.65	\$ 1,419.16
Mortgage Insurance	+ 242.43	+ 192.68	+ 0.00	+ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 159.31	+ 118.41	+ 224.30	+ 153.10
Estimated Total Monthly Payment	\$ 1,072.73	\$ 1,277.95	\$ 1,253.95	\$ 1,572.26
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 274.22 a month	This estimate includes <input type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		In escrow? NO YES YES

Costs at Closing	
Closing Costs	\$ 50,893.04
Cash to Close	\$ 106,311.58

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 12,426.87				
01 0.06 % of Loan Amount (Points)	\$ 313.43	\$ 862.57	\$ 495.76	\$ 626.49	\$ 220.21
02 Prepaid Interest	\$ 1,229.82	\$ 683.97	\$ 587.78	\$ 162.67	\$ 247.40
03 Title - Insurance Binder	\$ 836.56	\$ 1,372.21	\$ 366.02	\$ 328.36	\$ 357.17
04 Real Estate Commission	\$ 866.10	\$ 365.11	\$ 306.28	\$ 385.61	\$ 235.45
05 Flood Certification	\$ 768.87	\$ 615.85	\$ 730.85	\$ 114.72	\$ 301.36
06 Prepaid Interest	\$ 1,148.66	\$ 792.11	\$ 585.90	\$ 432.14	\$ 387.28
07 Mortgage Insurance	\$ 366.29	\$ 738.94	\$ 544.86	\$ 563.31	\$ 521.93
08 Title - Settlement Agent Fee	\$ 1,315.75	\$ 150.63	\$ 495.46	\$ 278.60	\$ 85.72
B. Services Borrower Did Not Shop For	\$ 4,123.22				
01 Underwriting Fee to Kunde-Stokes	\$ 179.90	\$ 238.89	\$ 54.65	\$ 25.48	\$ 61.31
02 Title - Owner's Title Insurance to Harris LLC	\$ 227.88	\$ 314.14	\$ 86.40	\$ 43.70	\$ 80.34
03 Flood Monitoring Fee to Cummings LLC	\$ 153.82	\$ 181.97	\$ 161.67	\$ 81.24	\$ 142.63
04 Discount Fee to Pagac, Howe and Bernier	\$ 212.65	\$ 89.99	\$ 125.71	\$ 91.44	\$ 199.41
05 Title - Title Search to Altenwerth and Sons	\$ 254.67	\$ 152.05	\$ 57.26	\$ 139.50	\$ 103.99
06 Tax Reserves to Bartell, Bradtke and Bogisich	\$ 310.62	\$ 296.26	\$ 186.91	\$ 196.36	\$ 115.33
07 Tax Reserves to Auer, Pacocha and Predovic	\$ 212.74	\$ 57.93	\$ 106.90	\$ 167.55	\$ 157.43
08 Survey Fee to Funk Inc	\$ 273.03	\$ 174.90	\$ 104.25	\$ 107.00	\$ 101.25
09 Lock-in Fee to Smith-Aufderhar	\$ 318.95	\$ 73.72	\$ 135.35	\$ 103.72	\$ 129.00
10 Title - Settlement Agent Fee to Koss-Kub	\$ 62.57	\$ 336.54	\$ 185.24	\$ 156.32	\$ 57.00
C. Services Borrower Did Shop For	\$ 15,199.23				
01 Credit Report Fee to Vandervort Inc	\$ 958.07	\$ 1,467.44	\$ 197.66	\$ 379.03	\$ 650.14
02 Appraisal Fee to Hudson, Terry and Murray	\$ 1,068.34	\$ 530.67	\$ 305.53	\$ 626.72	\$ 401.76
03 Tax Status Research Fee to Dooley-Kirlin	\$ 1,444.38	\$ 564.59	\$ 373.85	\$ 373.00	\$ 225.45
04 Home Warranty Fee to Connelly-Fritsch	\$ 805.16	\$ 1,100.69	\$ 375.84	\$ 253.25	\$ 123.58
05 Lock-in Fee to Crist and Sons	\$ 218.40	\$ 773.63	\$ 321.77	\$ 121.06	\$ 608.66
06 Lock-in Fee to Lesch, Haag and Reynolds	\$ 949.96	\$ 1,440.26	\$ 137.34	\$ 594.13	\$ 614.18
07 Title - Lender's Title Insurance to Turcotte-Schimmel	\$ 842.22	\$ 1,123.83	\$ 683.37	\$ 476.22	\$ 719.12
08 Tax Status Research Fee to Shanahan LLC	\$ 1,084.85	\$ 826.74	\$ 528.56	\$ 440.92	\$ 315.64
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 31,749.32				
Loan Costs Subtotals (A + B + C)	\$ 16,423.69	\$ 15,325.63			
Other Costs					
E. Taxes and Other Government Fees	\$ 564.56				
01 Recording Fees Deed: \$ 71.95 Mortgage: \$ 135.62	\$ 207.57	\$ 139.24	\$ 155.47	\$ 25.32	\$ 105.81
02 Transfer Tax to Homenick-Wehner	\$ 43.58	\$ 174.17	\$ 31.15	\$ 51.97	\$ 90.93
F. Prepays	\$ 4,907.22				
01 Homeowner's Insurance Premium (15 mo.) to Towne LLC	\$ 575.01	\$ 643.56	\$ 246.59	\$ 720.92	\$ 603.86
02 Mortgage Insurance Premium (22 mo.) to Homenick and Sons	\$ 795.05	\$ 263.07	\$ 294.34	\$ 568.36	\$ 532.34
03 Prepaid Interest (\$ 20.72 per day from 10/9/01 to 12/28/10)	\$ 787.43	\$ 491.78	\$ 278.96	\$ 538.85	\$ 707.85
04 Property Taxes (21 mo.) to Burke County	\$ 832.48	\$ 518.84	\$ 621.95	\$ 640.21	\$ 451.98
05					
G. Initial Escrow Payment at Closing	\$ 5,118.80				
01 Homeowner's Insurance \$ 140.12 per month for 14 mo.	\$ 1,961.68				
02 Mortgage Insurance \$ 129.40 per month for 10 mo.	\$ 1,294.00				
03 Property Taxes \$ 109.99 per month for 15 mo.	\$ 1,649.85				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 213.27				
H. Other	\$ 8,553.14				
01 Mortgage Insurance Premium to Carroll, Konopelski and Turcotte	\$ 184.76	\$ 357.93	\$ 1,085.02	\$ 979.88	\$ 569.58
02 Lock-in Fee to Gutkowski-McCullough	\$ 1,337.14	\$ 162.67	\$ 3,783.43	\$ 567.92	\$ 393.04
03 Tax Service Fee to Beier-Walter	\$ 159.72	\$ 508.24	\$ 919.87	\$ 432.45	\$ 550.77
04 HOA Processing Fee to Casper, Anderson and Rodriguez	\$ 1,128.48	\$ 427.03	\$ 2,919.82	\$ 726.68	\$ 632.85
05 Wire Transfer Fee to Johnson-Sanford	\$ 807.34	\$ 560.14	\$ 3,252.38	\$ 336.81	\$ 203.94
06 Tax Reserves to Goodwin LLC	\$ 875.56	\$ 404.53	\$ 3,000.66	\$ 649.57	\$ 411.93
07 Discount Fee to Wintheiser-Heidenreich	\$ 813.47	\$ 239.39	\$ 4,680.94	\$ 236.06	\$ 472.74
08 Title - Lender's Title Insurance to Haag, Feest and Fisher	\$ 483.16	\$ 103.58	\$ 3,295.37	\$ 222.89	\$ 165.95
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 19,143.72				
Other Costs Subtotals (E + F + G + H)	\$ 14,149.55	\$ 4,994.17			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 50,893.04				
Closing Costs Subtotals (D + I)	\$ 30,573.24	\$ 20,319.80			
Lender Credits	\$ 443.10	\$ 267.35			

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)	\$ 41,732.29	\$ 50,893.04	YES Pellentesque viverra pede ac diam.
Closing Costs Paid Before Closing	-\$ 719.81	-\$ 726.12	YES Integer a nibh.
Closing Costs Financed (Paid from your Loan Amount)	-\$ 719.81	-\$ 726.12	YES Duis bibendum, felis sed interdum venenatis, turpis enim blandit mi
Down Payment/Funds from Borrower	-\$ 719.81	-\$ 726.12	YES Duis bibendum. Morbi non quam nec dui luctus rutrum.
Deposit	-\$ 719.81	-\$ 726.12	YES Proin at turpis a pede posuere nonummy. Integer non velit.
Funds for Borrower	-\$ 719.81	-\$ 726.12	NO
Seller Credits	-\$ 719.81	-\$ 726.12	YES Cras non velit nec nisi vulputate nonummy.
Adjustments and Other Credits	-\$ 719.81	-\$ 726.12	YES Proin eu mi. Nulla ac enim.
Cash to Close	\$ 36,693.62	\$ 45,810.20	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$ 206,572.60
01	Sale Price of Property	\$ 122,407.37
02	Sale Price of Any Personal Property Included in Sale	\$ 20,560.98
03	Closing Costs Paid at Closing (J)	\$ 50,893.04
04		
Adjustments		
05	Suspendisse potenti.	\$ 5,393.25
06	Curabitur in libero ut massa volutpat convallis.	\$ 3,854.20
07	In hac habitasse platea dictumst.	\$ 2,908.86
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes 8/9/2003 to 4/11/2015	\$ 155.07
09	County Taxes 1/12/2014 to 9/29/2002	\$ 177.45
10	Assessments 4/26/2004 to 3/28/2004	\$ 222.38
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing		\$ 100,261.02
01	Deposit	\$ 10,195.04
02	Loan Amount	\$ 72,300.41
03	Existing Loan(s) Assumed or Taken Subject to	\$ 12,152.55
04		
05	Seller Credit	\$ 739.95
Other Credits		
06	In hac habitasse platea dictumst.	\$ 619.13
07	Morbi porttitor lorem id ligula.	\$ 553.07
Adjustments		
08	Proin eu mi.	\$ 1,197.40
09	Cras in purus eu magna vulputate luctus.	\$ 560.27
10	Nullam orci pede, venenatis non, sodales sed	\$ 794.90
11	Duis consequat dui nec nisi volutpat eleifend. Donec ut dolor.	\$ 718.54
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes 4/18/2006 to 11/29/2002	\$ 70.51
13	County Taxes 10/5/2009 to 7/7/2009	\$ 114.89
14	Assessments 11/15/2004 to 11/25/2015	\$ 244.36
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$ 206,572.60
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 100,261.02
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$ 106,311.58

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 137,529.98
01	Sale Price of Property	\$ 122,407.37
02	Sale Price of Any Personal Property Included in Sale	\$ 14,776.31
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes 3/2/2017 to 2/25/2001	\$ 114.91
10	County Taxes 12/24/2013 to 5/20/2018	\$ 157.04
11	Assessments 6/27/2003 to 11/18/2010	\$ 74.35
12		
13		
14		
15		
16		

N. Due from Seller at Closing		\$ 265,447.37
01	Excess Deposit	\$ 5,768.14
02	Closing Costs Paid at Closing (J)	\$ 11,244.42
03	Existing Loan(s) Assumed or Taken Subject to	\$ 4,275.96
04	Payoff of First Mortgage Loan	\$ 122,342.66
05	Payoff of Second Mortgage Loan	\$ 49,310.67
06		
07		
08	Seller Credit	\$ 71,986.83
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes 5/27/2007 to 11/10/2015	\$ 146.30
15	County Taxes 9/20/2007 to 9/17/2003	\$ 167.68
16	Assessments 6/21/2017 to 11/13/2003	\$ 204.71
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$ 137,529.98
Total Due from Seller at Closing (N)	\$ 265,447.37
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 127,917.39

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 40 days late, your lender will charge a late fee of 3% 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 _____
12750 Caliangt Point
San Antonio, TX 78260

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	\$ 1,063.81	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$ 3,638.22	

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.	\$ 158,663.16
Finance Charge. The dollar amount the loan will cost you.	\$ 52,887.72
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 105,775.44
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	7.320%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	53.750%



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	Medhurst, Hamill and Gaylord	Rempel-Terry	Waters-Buckridge	MacGyver-Wiegand	Beahan and Schimmel
Address	799 Kedzie Park Tyler, WI 75710	069 Parkside Point Memphis, TX 38197	55699 Stoughton Circle Madison, TX 53779	24288 Merchant Pass Houston, SC 77080	22800 Holmberg Crossing Katy, TN 77493
NMLS ID	9193376864	7778269584	8149848740	3210332644	4430541810
TX License ID	7106822210	6906565115	0848575462	4544572314	2579806713
Contact	Heddie Hiorn	Izaak Oppery	Berna Pierro	Starr Lenney	Casi Szwandt
Contact NMLS ID	5520549440	5623062220	6782394539	9081273341	4045074543
Contact TN License ID	8981996295	4555491027	4900527811	1921134053	9977454868
Email	cszwandt2@sogou.com	cszwandt2@people.com.cn	cszwandt2@nih.gov	cszwandt2@fc.gov	cszwandt2@ocn.ne.jp
Phone	(814) 917-5956	(903) 575-3734	(757) 274-7638	(210) 677-7672	(903) 761-7678

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.

Shelley Stites

02/05/2016

Applicant Signature

Date

Co-Applicant Signature

Date