

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	08/25/2013	Borrower	Spike Bister and Astrix Shah 49425 Grasskamp Parkway Minneapolis, MN 55417	Loan Term	25 years
Closing Date	09/17/2017			Purpose	Purchase
Disbursement Date	04/12/2000	Seller	Hilliary Neale and Catrina Rowswell 2681 Crest Line Trail Cambridge, MA 02142	Product	Fixed Rate
Settlement Agent	Karla Bullough			Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	R4Q7E6F2N3L4P0T6Q8U7	Lender	Jaskolski, Hoppe and Cole		<input type="checkbox"/> VA <input type="checkbox"/>
Property	98366 Barnett Terrace Washington, DC 20073			Loan ID #	6145222292
Sale Price	\$ 241,293.39			MIC #	6166977376

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$ 206,628.53	YES	
Interest Rate	7.94%	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,016.74	YES	
		Does the loan have these features?	
Prepayment Penalty		NO	
Balloon Payment		NO	

Projected Payments				
Payment Calculation	1-10	11-20	21-30	31-40
Principal & Interest <i>only interest</i>	\$ 748.92	\$ 844.26	\$ 1,241.77	\$ 1,404.92
Mortgage Insurance	+ 219.91	+ 219.53	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 227.29	+ 103.02	+ 144.70	+ 177.68
Estimated Total Monthly Payment	\$ 1,196.12	\$ 1,166.81	\$ 1,386.47	\$ 1,582.60
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 201.73 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		In escrow? YES YES NO

Costs at Closing	
Closing Costs	\$ 47,825.86
Cash to Close	\$ 142,207.98

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$ 10,848.48				
01	0.06 % of Loan Amount (Points)	\$ 705.46	\$ 237.74	\$ 549.35	\$ 280.34	\$ 609.99
02	Flood Monitoring Fee	\$ 342.14	\$ 347.69	\$ 83.47	\$ 360.86	\$ 222.11
03	Title - Settlement Agent Fee	\$ 1,459.59	\$ 677.07	\$ 197.89	\$ 702.35	\$ 578.84
04	Home Inspection Fee	\$ 403.50	\$ 1,316.38	\$ 129.48	\$ 135.35	\$ 705.77
05	Processing Fee	\$ 1,111.62	\$ 541.74	\$ 639.54	\$ 620.48	\$ 295.47
06	Title - Insurance Binder	\$ 295.19	\$ 907.62	\$ 134.67	\$ 691.14	\$ 366.57
07	Recording Fee	\$ 1,435.35	\$ 247.90	\$ 280.64	\$ 697.46	\$ 500.04
08	Application Fee	\$ 338.92	\$ 480.57	\$ 653.26	\$ 727.95	\$ 554.02
B. Services Borrower Did Not Shop For		\$ 4,345.83				
01	HOA Processing Fee to Gulowski-Klein	\$ 321.06	\$ 97.50	\$ 81.74	\$ 190.77	\$ 116.58
02	Recording Fee to Doyle LLC	\$ 330.50	\$ 309.23	\$ 110.50	\$ 117.13	\$ 107.28
03	Lock-in Fee to Windler, Ziemann and Gottlieb	\$ 245.51	\$ 72.75	\$ 129.23	\$ 113.90	\$ 170.63
04	Title - Title Search to Borer, Bernier and Batz	\$ 331.57	\$ 218.87	\$ 91.29	\$ 192.38	\$ 44.12
05	Appraisal Fee to Lehner Group	\$ 102.66	\$ 89.14	\$ 149.53	\$ 159.81	\$ 122.02
06	Title Report/Title Insurance to Hilpert, Leffler and Dicki	\$ 83.54	\$ 301.19	\$ 198.47	\$ 32.77	\$ 149.45
07	Notary Fee to Rippin-Murray	\$ 283.65	\$ 116.11	\$ 126.47	\$ 147.37	\$ 93.21
08	HOA Capital Contribution to Tremblay-Kunze	\$ 182.41	\$ 165.67	\$ 50.45	\$ 188.89	\$ 173.57
09	Courier Fee/Postage Fee to Ratke, McGlynn and Hagenes	\$ 254.90	\$ 303.98	\$ 142.06	\$ 115.69	\$ 88.78
10	Mortgage Insurance to Cole-Stamm	\$ 241.20	\$ 294.39	\$ 113.50	\$ 33.73	\$ 74.78
C. Services Borrower Did Shop For		\$ 13,550.50				
01	Title Report/Title Insurance to Cartwright, Zboncak and Gulowski	\$ 415.27	\$ 1,341.29	\$ 722.96	\$ 517.73	\$ 188.66
02	Mortgage Broker Fee to Spencer-Ullrich	\$ 790.39	\$ 981.33	\$ 437.57	\$ 442.39	\$ 131.20
03	Tax Monitoring Fee to Bechtelar-Bergstrom	\$ 1,060.26	\$ 523.74	\$ 544.33	\$ 577.83	\$ 289.75
04	Homeowners Insurance Premium to Wyman, Stark and Barrows	\$ 1,365.16	\$ 883.77	\$ 532.25	\$ 442.46	\$ 438.05
05	Courier Fee/Postage Fee to Trantow-Lebsack	\$ 240.35	\$ 572.39	\$ 339.71	\$ 296.19	\$ 480.01
06	HOA Capital Contribution to Langosh, Sipes and Cruickshank	\$ 1,303.04	\$ 1,165.44	\$ 369.62	\$ 90.91	\$ 199.36
07	Survey Fee to Miller LLC	\$ 526.15	\$ 815.10	\$ 331.00	\$ 145.65	\$ 188.52
08	Underwriting Fee to Boyer-Ferry	\$ 1,058.53	\$ 508.29	\$ 708.41	\$ 443.85	\$ 622.75
D. TOTAL LOAN COSTS (Borrower-Paid)		\$ 28,744.81				
Loan Costs Subtotals (A + B + C)		\$ 15,227.92	\$ 13,516.89			
Other Costs						
E. Taxes and Other Government Fees		\$ 433.81				
01	Recording Fees Deed: \$ 39.81 Mortgage: \$ 80.12	\$ 119.93	\$ 111.53	\$ 51.75	\$ 63.60	\$ 166.69
02	Transfer Tax to Champlin-Goyette	\$ 156.10	\$ 46.25	\$ 95.75	\$ 75.53	\$ 156.33
F. Prepays		\$ 3,859.08				
01	Homeowner's Insurance Premium (3 mo.) to Stokes, Senger and Kassulke	\$ 535.86	\$ 465.59	\$ 202.16	\$ 127.14	\$ 368.37
02	Mortgage Insurance Premium (14 mo.) to Raynor, Bradtke and Kuhic	\$ 748.02	\$ 502.87	\$ 746.44	\$ 258.01	\$ 531.79
03	Prepaid Interest (\$ 24.95 per day from 7/27/01 to 8/2/00)	\$ 283.56	\$ 224.25	\$ 152.07	\$ 531.88	\$ 654.23
04	Property Taxes (15 mo.) to Walker County	\$ 849.02	\$ 249.91	\$ 311.33	\$ 714.64	\$ 618.95
05						
G. Initial Escrow Payment at Closing		\$ 4,851.35				
01	Homeowner's Insurance \$ 138.73 per month for 11 mo.	\$ 1,526.03				
02	Mortgage Insurance \$ 89.86 per month for 19 mo.	\$ 1,707.34				
03	Property Taxes \$ 85.08 per month for 18 mo.	\$ 1,531.44				
04						
05						
06						
07						
08	Aggregate Adjustment	\$ 86.54				
H. Other		\$ 9,936.81				
01	Mortgage Insurance Premium to Gusikowski-Kertzmann	\$ 673.36	\$ 737.14	\$ 3,517.83	\$ 981.41	\$ 606.54
02	Tax Monitoring Fee to Maggio and Sons	\$ 172.08	\$ 310.43	\$ 2,777.25	\$ 713.36	\$ 338.76
03	Tax Monitoring Fee to Johns-Borer	\$ 1,006.85	\$ 121.52	\$ 3,215.41	\$ 403.08	\$ 237.60
04	Underwriting Fee to Gulowski-Durgan	\$ 698.75	\$ 733.17	\$ 805.19	\$ 326.93	\$ 213.14
05	Notary Fee to Rippin Inc	\$ 424.42	\$ 623.21	\$ 4,561.49	\$ 152.51	\$ 474.51
06	Mortgage Insurance Premium to Wilkinson, Stroman and Watsica	\$ 584.05	\$ 732.28	\$ 2,634.39	\$ 375.84	\$ 340.22
07	Title - Lender's Title Insurance to Romaguera, Denesik and Carter	\$ 1,073.33	\$ 576.51	\$ 2,128.56	\$ 169.53	\$ 217.05
08	Recording Fee to Crooks-Roberts	\$ 804.00	\$ 665.71	\$ 3,356.92	\$ 313.74	\$ 380.03
I. TOTAL OTHER COSTS (Borrower-Paid)		\$ 19,081.05				
Other Costs Subtotals (E + F + G + H)		\$ 12,980.68	\$ 6,100.37			
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$ 47,825.86				
Closing Costs Subtotals (D + I)		\$ 28,208.60	\$ 19,617.26			
Lender Credits		\$ 172.52	\$ 622.97			

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)	\$ 39,217.21	\$ 47,825.86	NO
Closing Costs Paid Before Closing	-\$ 958.63	-\$ 1,182.43	YES Morbi vestibulum, velit id pretium iaculis, diam erat fermentum justo
Closing Costs Financed (Paid from your Loan Amount)	-\$ 958.63	-\$ 1,182.43	YES Cras pellentesque volutpat dui. Maecenas tristique, est et tempus semper
Down Payment/Funds from Borrower	-\$ 958.63	-\$ 1,182.43	YES Mauris ullamcorper purus sit amet nulla.
Deposit	-\$ 958.63	-\$ 1,182.43	NO
Funds for Borrower	-\$ 958.63	-\$ 1,182.43	YES Morbi ut odio. Cras mi pede, malesuada in, imperdiet et, commodo vulputate, justo.
Seller Credits	-\$ 958.63	-\$ 1,182.43	YES Nam dui. Proin leo odio, porttitor id, consequat in, consequat ut, nulla.
Adjustments and Other Credits	-\$ 958.63	-\$ 1,182.43	NO
Cash to Close	\$ 32,506.80	\$ 39,548.85	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$ 259,400.72
01 Sale Price of Property	\$ 175,815.13
02 Sale Price of Any Personal Property Included in Sale	\$ 16,324.65
03 Closing Costs Paid at Closing (J)	\$ 47,825.86
04	
Adjustments	
05 Vestibulum ante ipsum primis in faucibus orci luctus et ultrices	\$ 4,111.13
06 Pellentesque eget nunc.	\$ 5,683.32
07 Etiam justo. Etiam pretium iaculis justo.	\$ 9,088.22
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes 1/10/2008 to 5/29/2013	\$ 208.80
09 County Taxes 11/26/2005 to 11/12/2009	\$ 166.85
10 Assessments 5/15/2012 to 6/9/2003	\$ 176.76
11	
12	
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	\$ 117,192.74
01 Deposit	\$ 15,854.56
02 Loan Amount	\$ 90,790.25
03 Existing Loan(s) Assumed or Taken Subject to	\$ 3,135.01
04	
05 Seller Credit	\$ 1,758.76
Other Credits	
06 Nullam orci pede, venenatis non, sodales sed, tincidunt eu, felis.	\$ 1,218.87
07 Nam dui.	\$ 939.41
Adjustments	
08 Nulla ut erat id mauris vulputate elementum. Nullam varius.	\$ 645.26
09 Mauris enim leo, rhoncus sed, vestibulum sit amet, cursus id	\$ 1,236.92
10 Curabitur at ipsum ac tellus semper interdum.	\$ 688.09
11 Vivamus tortor. Duis mattis egestas metus.	\$ 525.09
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 5/19/2013 to 6/10/2010	\$ 97.60
13 County Taxes 8/19/2011 to 9/18/2010	\$ 171.73
14 Assessments 8/29/2001 to 2/11/2005	\$ 131.19
15	
16	
17	
CALCULATION	
Total Due from Borrower at Closing (K)	\$ 259,400.72
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 117,192.74
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$ 142,207.98

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$ 192,017.29
01 Sale Price of Property	\$ 175,815.13
02 Sale Price of Any Personal Property Included in Sale	\$ 15,712.24
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes 5/18/2012 to 9/21/2001	\$ 229.57
10 County Taxes 5/7/2016 to 7/14/2001	\$ 162.39
11 Assessments 7/25/2007 to 1/1/2002	\$ 97.96
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$ 333,089.16
01 Excess Deposit	\$ 8,051.72
02 Closing Costs Paid at Closing (J)	\$ 6,310.87
03 Existing Loan(s) Assumed or Taken Subject to	\$ 2,123.76
04 Payoff of First Mortgage Loan	\$ 109,421.25
05 Payoff of Second Mortgage Loan	\$ 78,557.12
06	
07	
08 Seller Credit	\$ 127,965.87
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes 10/8/2002 to 7/24/2015	\$ 234.14
15 County Taxes 8/7/2014 to 11/11/2006	\$ 230.61
16 Assessments 8/28/2018 to 12/5/2011	\$ 193.82
17	
18	
19	
CALCULATION	
Total Due to Seller at Closing (M)	\$ 192,017.29
Total Due from Seller at Closing (N)	\$ 333,089.16
Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Seller	-\$ 141,071.87

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 12% 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 _____
06058 Anhalt Drive

North Hollywood, CA 91606

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	\$ 1,094.92	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$ 2,974.52	

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.	\$ 309,942.80
Finance Charge. The dollar amount the loan will cost you.	\$ 103,314.27
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 206,628.53
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	2.840%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	70.350%



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	Hoppe LLC	Swaniawski-Emard	Cartwright Inc	Kilback Group	Schultz-Upton
Address	76511 Cody Place New York City, ND 10175	36 Moose Place Portland, CA 97296	4622 Ohio Terrace Bismarck, DC 58505	86 Graedel Park Inglewood, TX 90305	813 Fairfield Junction Washington, CA 20525
NMLS ID	8593292138	6733265621	1378396195	8007211136	8062058838
NY License ID	7245354197	8613733056	8127387296	4902297718	3574619316
Contact	Benji Herion	Justen Dahl	Mauricio Kaasman	Danila Brabbs	Eberhard Scripps
Contact NMLS ID	2659275359	0306953920	8539881213	6601585110	2454036247
Contact OR License ID	1694229719	5458736965	6739570044	7602532456	4442964018
Email	escripps9@webnode.com	escripps9@shop-pro.jp	escripps9@technorati.com	escripps9@phoca.cz	escripps9@geocities.com
Phone	(202) 985-3552	(612) 458-2516	(857) 714-3914	(323) 866-1278	(646) 492-5550

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

12/18/2011

Date

Co-Applicant Signature

Date