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	07/23/2000
Closing Date	01/26/2007
Disbursement Date	04/27/2016
Settlement Agent	Tommy Sandcroft
File #	L7D2L0X4K1X6Y5R4H2N8
Property	6599 Bowman Road Jersey City, NJ 07310
Sale Price	$ 206,811.08

Transaction Information

Borrower	Anselma O' Sullivan and Adrian Winspire 149 Nova Center Lake Charles, LA 70607
Seller	Juliann Apthorpe and Rochelle Pendrid 23731 Sundown Plaza Boston, MA 02104
Lender	Farrell-Littel

Loan Information

Loan Term	25 years
Purpose	Purchase
Product	Fixed Rate
Loan Type	○ Conventional ○ FHA ◉ VA _____
Loan ID #	5002245417
MIC #	3790839279

Loan Terms

		Can this amount increase after closing?
Loan Amount	$ 79,885.60	YES
Interest Rate	8.38%	NO
Monthly Principal & Interest *See Projected Payments below for your Estimated Total Monthly Payment*	$ 1,988.72	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	$ 717.43 *only interest*	$ 944.04	$ 1,191.72	$ 1,394.40
Mortgage Insurance	+ 91.62	+ 248.24	+ 0.00	+ $ 0.00
Estimated Escrow *Amount can increase over time*	+ 157.43	+ 236.11	+ 132.52	+ 198.16
Estimated Total Monthly Payment	$ 966.48	$ 1,428.39	$ 1,324.24	$ 1,592.56

		This estimate includes	In escrow?
Estimated Taxes, Insurance & Assessments *Amount can increase over time* *See page 4 for details*	$ 126.21 a month	☒ Property Taxes	**NO**
		☐ Homeowner's Insurance	**NO**
		☒ Other:	**NO**

Costs at Closing

Closing Costs	$ 52,733.41
Cash to Close	$ 80,156.74

Closing Cost Details

Loan Costs	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
A. Origination Charges	**$ 13,224.55**				
01 0.02 % of Loan Amount (Points)	$ 220.35	$ 549.81	$ 322.67	$ 235.87	$ 406.92
02 Appraisal Fee	$ 198.17	$ 1,426.18	$ 442.69	$ 375.28	$ 493.50
03 Escrow Fee/Settlement Fee/Closing Fee	$ 1,350.12	$ 1,440.82	$ 556.09	$ 395.81	$ 701.31
04 Survey Fee	$ 1,364.08	$ 238.29	$ 239.46	$ 647.44	$ 745.67
05 HOA Processing Fee	$ 1,482.47	$ 476.49	$ 590.28	$ 221.07	$ 204.56
06 Tax Service Fee	$ 783.09	$ 1,376.29	$ 295.89	$ 528.95	$ 408.00
07 Tax Status Research Fee	$ 409.60	$ 688.97	$ 362.41	$ 254.73	$ 561.71
08 Title - Settlement Agent Fee	$ 834.17	$ 385.65	$ 110.78	$ 543.52	$ 659.43
B. Services Borrower Did Not Shop For	**$ 4,329.12**				
01 Escrow Fee/Settlement Fee/Closing Fee to Lueilwitz Inc	$ 324.83	$ 275.56	$ 143.80	$ 102.88	$ 127.69
02 HOA Capital Contribution to Weissnat Inc	$ 166.71	$ 221.34	$ 96.05	$ 65.74	$ 100.67
03 Real Estate Commission to Harris, Dach and Walker	$ 207.78	$ 56.03	$ 184.56	$ 133.61	$ 78.37
04 Title Report/Title Insurance to Grant and Sons	$ 79.59	$ 209.57	$ 31.52	$ 149.86	$ 143.45
05 Title Report/Title Insurance to Huels Group	$ 144.63	$ 264.83	$ 94.92	$ 181.31	$ 78.43
06 Home Warranty Fee to Wilderman-Balistreri	$ 202.28	$ 275.39	$ 25.61	$ 93.03	$ 134.46
07 Discount Fee to Gislason, Schmitt and Feest	$ 109.88	$ 301.91	$ 136.08	$ 122.90	$ 38.21
08 Flood Insurance to Reinger-Gottlieb	$ 340.29	$ 262.62	$ 195.36	$ 140.36	$ 38.99
09 Homeowners Insurance Premium to Brakus, Flatley and Kessler	$ 171.39	$ 158.50	$ 131.56	$ 179.06	$ 118.57
10 Attorney Fees to Collier, Daugherty and Erdman	$ 312.71	$ 243.28	$ 106.42	$ 62.13	$ 92.77
C. Services Borrower Did Shop For	**$ 14,451.11**				
01 Flood Monitoring Fee to Heaney, Paucek and Hudson	$ 1,448.79	$ 1,424.54	$ 599.11	$ 304.76	$ 639.09
02 Tax Service Fee to Stroman-Welch	$ 1,074.13	$ 1,154.90	$ 446.30	$ 84.35	$ 230.00
03 Title Report/Title Insurance to Heller, West and Baumbach	$ 1,493.45	$ 1,048.28	$ 328.10	$ 391.40	$ 97.68
04 Pest Inspection Fee to Stark LLC	$ 539.15	$ 499.79	$ 335.77	$ 524.52	$ 126.23
05 Title - Owner's Title Insurance to Schneider Inc	$ 882.58	$ 685.45	$ 723.45	$ 336.60	$ 486.05
06 Notary Fee to Hahn, Cartwright and Mertz	$ 997.50	$ 172.23	$ 125.28	$ 157.10	$ 387.46
07 Flood Insurance to Schowalter Inc	$ 1,420.05	$ 291.48	$ 243.42	$ 302.99	$ 730.85
08 Attorney Fees to Yundt and Sons	$ 417.28	$ 901.51	$ 490.46	$ 592.34	$ 667.67
D. TOTAL LOAN COSTS (Borrower-Paid)	**$ 32,004.78**				
Loan Costs Subtotals (A + B + C)	$ 16,975.07	$ 15,029.71			

Other Costs					
E. Taxes and Other Government Fees	**$ 467.05**				
01 Recording Fees Deed: $ 47.33 Mortgage: $ 84.53	$ 131.86	$ 103.63	$ 46.27	$ 126.83	$ 36.10
02 Transfer Tax to Jaskolski Group	$ 120.97	$ 110.59	$ 64.20	$ 37.19	$ 115.76
F. Prepaids	**$ 6,591.03**				
01 Homeowner's Insurance Premium (7 mo.) to Schneider, Marvin and Gerlach	$ 1,357.37	$ 525.86	$ 653.85	$ 215.44	$ 421.18
02 Mortgage Insurance Premium (9 mo.) to Leannon-Nader	$ 454.92	$ 522.26	$ 317.40	$ 716.15	$ 406.50
03 Prepaid Interest ($ 20.58 per day from 10/8/15 to 1/24/05)	$ 1,440.95	$ 744.30	$ 677.51	$ 452.50	$ 215.64
04 Property Taxes (15 mo.) to Grady County	$ 1,022.13	$ 523.24	$ 566.81	$ 312.57	$ 366.58
05					
G. Initial Escrow Payment at Closing	**$ 4,886.03**				
01 Homeowner's Insurance $ 146.77 per month for 20 mo.	$ 2,935.40				
02 Mortgage Insurance $ 78.79 per month for 15 mo.	$ 1,181.85				
03 Property Taxes $ 104.22 per month for 5 mo.	$ 521.10				
04					
05					
06					
07					
08 Aggregate Adjustment	$ 247.68				
H. Other	**$ 8,784.52**				
01 Flood Insurance to Welch, Tromp and Mante	$ 957.38	$ 314.88	$ 4,386.67	$ 608.57	$ 678.08
02 Pest Inspection Fee to Labadie, Hoeger and Quitzon	$ 1,411.72	$ 463.84	$ 3,290.47	$ 852.88	$ 489.45
03 Homeowners Insurance Premium to Barton, Trantow and Smith	$ 1,024.31	$ 187.83	$ 3,081.48	$ 241.56	$ 558.86
04 Title - Settlement Agent Fee to Marks-Block	$ 257.70	$ 586.44	$ 4,859.54	$ 894.01	$ 552.19
05 Underwriting Fee to Volkman Group	$ 746.64	$ 82.71	$ 1,779.84	$ 668.04	$ 361.27
06 Flood Monitoring Fee to Cormier-Hyatt	$ 222.89	$ 446.96	$ 3,277.20	$ 575.32	$ 128.25
07 Flood Insurance to Mueller LLC	$ 869.01	$ 407.74	$ 2,467.15	$ 345.31	$ 77.58
08 Survey Fee to Kuphal-Upton	$ 298.33	$ 506.14	$ 1,855.50	$ 529.55	$ 311.54
I. TOTAL OTHER COSTS (Borrower-Paid)	**$ 20,728.63**				
Other Costs Subtotals (E + F + G + H)	$ 15,202.21	$ 5,526.42			

J. TOTAL CLOSING COSTS (Borrower-Paid)	**$ 52,733.41**	
Closing Costs Subtotals (D + I)	$ 32,177.28	$ 20,556.13
Lender Credits	$ 689.29	$ 286.27

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)	$ 43,241.40	$ 52,733.41	**NO**	
Closing Costs Paid Before Closing	-$ 2,449.19	-$ 1,436.05	**NO**	
Closing Costs Financed (Paid from your Loan Amount)	-$ 2,449.19	-$ 1,436.05	**NO**	
Down Payment/Funds from Borrower	-$ 2,449.19	-$ 1,436.05	**YES**	Maecenas rhoncus aliquam lacus.
Deposit	-$ 2,449.19	-$ 1,436.05	**NO**	
Funds for Borrower	-$ 2,449.19	-$ 1,436.05	**YES**	Duis ac nibh.
Seller Credits	-$ 2,449.19	-$ 1,436.05	**YES**	Morbi non lectus.
Adjustments and Other Credits	-$ 2,449.19	-$ 1,436.05	**YES**	Suspendisse ornare consequat lectus.
Cash to Close	$ 26,097.07	$ 42,681.06		

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing				**$ 162,001.10**
01	Sale Price of Property			$ 84,124.05
02	Sale Price of Any Personal Property Included in Sale			$ 9,677.67
03	Closing Costs Paid at Closing (J)			$ 52,733.41
04				
Adjustments				
05	Integer a nibh. In quis justo.			$ 8,254.29
06	Quisque erat eros, viverra eget, congue eget, semper rutrum			$ 1,866.23
07	Curabitur in libero ut massa volutpat convallis.			$ 4,886.13
Adjustments for Items Paid by Seller in Advance				
08	City/Town Taxes	9/24/2008 to 9/19/2004		$ 246.42
09	County Taxes	11/15/2001 to 10/6/2003		$ 71.23
10	Assessments	9/28/2008 to 11/4/2006		$ 141.67
11				
12				
13				
14				
15				
L. Paid Already by or on Behalf of Borrower at Closing				**$ 81,844.37**
01	Deposit			$ 6,868.31
02	Loan Amount			$ 56,700.39
03	Existing Loan(s) Assumed or Taken Subject to			$ 11,477.76
04				
05	Seller Credit			$ 826.60
Other Credits				
06	Nulla neque libero, convallis eget, eleifend luctus, ultricies eu			$ 856.81
07	Morbi odio odio, elementum eu, interdum eu, tincidunt in, leo.			$ 666.18
Adjustments				
08	Aliquam augue quam, sollicitudin vitae, consectetuer eget			$ 1,196.68
09	Vivamus in felis eu sapien cursus vestibulum. Proin eu mi.			$ 1,008.89
10	Nam ultrices, libero non mattis pulvinar			$ 644.45
11	Praesent lectus.			$ 1,116.36
Adjustments for Items Unpaid by Seller				
12	City/Town Taxes	12/23/2003 to 8/19/2018		$ 149.68
13	County Taxes	7/13/2016 to 12/5/2008		$ 116.39
14	Assessments	10/22/2017 to 4/24/2015		$ 215.87
15				
16				
17				
CALCULATION				
Total Due from Borrower at Closing (K)				$ 162,001.10
Total Paid Already by or on Behalf of Borrower at Closing (L)				$ 81,844.37
Cash to Close ☒ From ☐ To Borrower				**$ 80,156.74**

SELLER'S TRANSACTION

M. Due to Seller at Closing				**$ 90,609.40**
01	Sale Price of Property			$ 84,124.05
02	Sale Price of Any Personal Property Included in Sale			$ 6,055.88
03				
04				
05				
06				
07				
08				
Adjustments for Items Paid by Seller in Advance				
09	City/Town Taxes	7/26/2016 to 11/24/2017		$ 83.28
10	County Taxes	8/14/2003 to 8/6/2012		$ 234.77
11	Assessments	5/8/2003 to 7/25/2015		$ 111.42
12				
13				
14				
15				
16				
N. Due from Seller at Closing				**$ 235,720.61**
01	Excess Deposit			$ 6,999.84
02	Closing Costs Paid at Closing (J)			$ 10,121.68
03	Existing Loan(s) Assumed or Taken Subject to			$ 2,271.05
04	Payoff of First Mortgage Loan			$ 53,627.20
05	Payoff of Second Mortgage Loan			$ 66,592.62
06				
07				
08	Seller Credit			$ 95,581.09
09				
10				
11				
12				
13				
Adjustments for Items Unpaid by Seller				
14	City/Town Taxes	9/4/2013 to 3/9/2001		$ 170.22
15	County Taxes	12/1/2005 to 12/6/2012		$ 189.76
16	Assessments	2/1/2011 to 9/29/2007		$ 167.15
17				
18				
19				
CALCULATION				
Total Due to Seller at Closing (M)				$ 90,609.40
Total Due from Seller at Closing (N)				$ 235,720.61
Cash ☐ From ☒ To Seller				**-$ 145,111.21**

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 6% 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
80912 Dovetail Street
New York City, NY 10079

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	$ 924.42	Estimated total amount over year 1 for your escrowed property costs: porttitor pede justo orci luctus
Non-Escrowed Property Costs over Year 1	$ 1,791.19	Estimated total amount over year 1 for your non-escrowed property costs: aenean lectus pellentesque volutpat eleifend donec ut You may have other property costs.
Initial Escrow Payment	$ 715.09	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	$ 911.27	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.	$ 119,828.40
Finance Charge. The dollar amount the loan will cost you.	$ 39,942.80
Amount Financed. The loan amount available after paying your upfront finance charge.	$ 79,885.60
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	3.100%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	71.650%

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	Rogahn and Sons	Hilll-Murphy	Gorczany-Gusikowski	Mayer-Hammes	Schumm-Hamill
Address	79652 Lakewood Junction Sacramento, MA 94273	69065 Harper Plaza Detroit, AZ 48258	26 Muir Terrace New Bedford, CA 02745	80022 Sherman Way Gilbert, TX 85297	48 Hallows Way Sacramento, GA 95828
NMLS ID	6107452551	8260585505	8888229874	6051765295	7344515940
CA License ID	3391898474	1408469566	1800561364	9681917696	4139954466
Contact	Kendrick Foch	Nert Flippelli	Northrop O'Criane	Jamie Dikles	Dodi Bambra
Contact NMLS ID	0645402393	1274133422	0398935861	5196280771	6726195029
Contact MI License ID	1042151325	5912379147	3011970781	4199514927	1141993912
Email	dbambra5@ustream.tv	dbambra5@chicagotribune.com	dbambra5@unblog.fr	dbambra5@zdnet.com	dbambra5@dropbox.com
Phone	(201) 991-3451	(337) 426-5693	(318) 376-5173	(212) 194-0416	(916) 215-9888

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.

Robinson & Co. (Inc) 11/25/2008

Applicant Signature Date

Co-Applicant Signature Date