

Settlement Disclosure

This form is an estimate of final loan terms and closing costs. Compare this with your Loan Estimate.

SETTLEMENT INFORMATION

DATE 2/21/2012
AgENT ABC Settlement
FILE # 01234
PROPERTY 456 Avenue A
 Anytown, TX 12345
SALE PRICE \$240,000

TRANSACTION INFORMATION

BORROWER James White and Jane Johnson
 123 Anywhere Street, Apt 678
 Anytown, TX 12345
SELLER John Wilson
 123 Somewhere Drive
 Anytown, TX 12345
LENDER Basswood Bank

LOAN INFORMATION

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT 5 Year Interest only,
 5/3 Adjustable Rate
LOAN TYPE Conventional FHA
 VA
LOAN ID # 1330172608
MIC # 56789

Can this amount increase after closing?

Loan Amount	\$216,500	NO
Interest Rate	4.375%	YES <ul style="list-style-type: none"> • Adjusts every three years starting in year 6 • Can go as high as 8% in year 9 • See AIR table on page 4 for details
Monthly Principal & Interest <i>See Projected Payments Below for Your Total Monthly Payment</i>	\$789.32	YES <ul style="list-style-type: none"> • Adjusts every three years starting in year 6 • Can go as high as \$1,664 in year 9 • Includes interest only and no principal until year 6 • See AP table on page 4 for details
Prepayment Penalty		NO
Balloon Payment		NO

Does the loan have these features?

Payment Calculation	Years 1-5	Years 6-8	Years 9-11	Years 12-30
Principal & Interest	\$789.32	\$1,266 min \$1,582 max	\$1,266 min \$1,664 max	\$1,266 min \$1,664 max
Mortgage Insurance	+ 164.18	+ 164.18	+ 164.18	+ —
Estimated Escrow <i>Amount Can Increase Over Time</i>	+ 699.50	+ 699.50	+ 699.50	+ 699.50
Estimated Total Monthly Payment	\$1,653.00	\$2,130 – \$2,446	\$2,130 – \$2,528	\$1,966 – \$2,364
Escrow Information for Taxes, Insurance & Assessments <i>Amount Can Increase Over Time See Details on Page 4</i>	\$842.09 a month	x Escrow. Your escrow payment covers the taxes, insurance & assessments listed in Section G on page 2. You must pay for other property costs separately. No Escrow. You must pay all of your taxes, insurance &		

Cash to Close

\$29,826.23

Closing Costs include \$6,409.00 in Settlement Fees. See details on page 2.

QuickBase Tools

Closing Cost Details

	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$2,850.00				
01 % of Loan Amount (Points)					
02 Broker Fee to Friendly Mortgage Broker, Inc. by Lender					\$4,330.00
03 Desk Review Fee	\$150.00				
04 Loan origination Fee	\$1,000.00				
05 Processing Fee	\$300.00				
06 Rate Lock Fee		\$525.00			
07 Underwriting Fee	\$800.00				
08 Verification Fee	\$75.00				
B. Services Borrower Did Not Shop for	\$900.00				
01 Appraisal Fee to Local Appraisal Co.		\$305.00			
02 Credit Report Fee to Credit Co.	\$30.00				
03 Document Preparation Fee to Collateral Research Inc.	\$55.00				
04 Flood Determination Fee to Collateral Research Inc.	\$35.00				
05 Flood Monitoring Fee to Monitoring Services Inc.	\$10.00				
06 Lender's Attorney to The Firm LLP	\$425.00				
07 Tax Monitoring Fee to Monitoring Services Inc.	\$15.00				
08 Tax Status Research Fee to Collateral Research Inc.	\$25.00				
09					
10					
C. Services Borrower Did Shop for	\$2,659.00				
01 Pest Inspection Fee to Home Pest Co.	\$125.00				
02 Survey Fee to ABC Surveys Co.	\$160.00				
03 Texas Title Guaranty Fee to Texas Title Ins. Guar. Assn. by Lender	\$1.00				\$1.00
04 Title - Courier Fee to Quick Delivery Co.	\$32.00				
05 Title - Lender's Policy to Regional Title Co.	\$100.00				
06 Title - owner's Policy to Regional Title Co.	\$1,591.00				
07 Title - Settlement Agent Fee to ABC Settlement Co.	\$425.00				
08 Title - Title Search to Regional Title Co.	\$225.00				
Settlement Fees Subtotal (A + B + C)	\$5,579.00	\$830.00			
Lender Credits					
D. TOTAL SETTLEMENT FEES (Borrower-Paid)	\$6,409.00				
E. Taxes and Other government fees	\$152.00				
01 Recording Fees Deed: \$120.00 Mortgage: \$32.00	\$152.00				
02					
f. Prepays	\$2,543.48				
01 Homeowner's Insurance Premium (12 mo.) to XYZ Ins. Co.	\$1,460.00				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest \$26.31 per day from 2/21/12 to 2/29/12	\$210.48				
04 Property Taxes (mo.)					
05 Windstorm Insurance Premium (12 mo.) to YYZ Ins. Co.	\$873.00				
g. Initial Escrow Payment at Closing	\$2,793.50				
01 HoA/Condo/Co-op per month for mo.					
02 Homeowner's Insurance \$121.67 per month for 3 mo.	\$365.01				
03 Mortgage Insurance per month for mo.					
04 Property Taxes \$505.08 per month for 3 mo.	\$1,515.24				
05 Property Tax Escrow Adjustment	\$695.00				
06 Windstorm Insurance \$72.75 per month for 3 mo.	\$218.25				
07					
08 Aggregate Adjustment					
H. Other Costs	\$1,635.31				
01 \$6,000.00 to Reliable Realty Co. / \$6,000.00 to Realty Pros LLC			\$12,000.00		
02 HoA Processing Fee to HoA Corp.	\$700.00				
03 Home Warranty to XYZ Warranty Inc.	\$260.31				
04 Inspection Fee to Inspector Home Co.				\$300.00	
05 Mobile Signing Agent to Quick Signing Co.	\$150.00				
06 Real Estate Broker Admin. Fee to Reliable Realty Co.	\$200.00				
07 Structural Inspection Fee to Home Engineering Corp.	\$325.00				
08					
Settlement Costs Subtotal (E + F + G + H)	\$7,124.29	\$0			
I. TOTAL SETTLEMENT COSTS (Borrower-Paid)	\$7,124.29				
Closing Costs Subtotal (Settlement Fees + Settlement Costs)	\$12,703.29	\$830.00	\$12,000.00	\$300.00	\$4,331.00
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$13,533.29				

use this table to see what has changed from your Loan Estimate.

	Estimate	final	Did this Change?
Total Closing Costs (J)	\$9,120	\$13,533.29	YES • See Total Settlement Fees (D) and Total Settlement Costs (I)
Closing Costs Subtotal Paid Before Closing	\$0	-\$830.00	YES • You paid these Closing Costs before closing
Closing Costs Financed	\$0	-\$5,500.00	YES • You included these closing costs in your loan amount, which increased your loan amount
Down Payment/Funds from Borrower	\$29,000.00	\$29,000.00	NO
Deposit	-\$5,000.00	-\$5,000.00	NO
Cash to Borrower	\$0	\$0	NO
Seller Credits	-\$1,000	-\$1,000	NO
other Adjustments and Credits	\$0	-\$377.06	YES • See details in Sections K and L
Cash to Close	\$32,120.00	\$29,826.23	

use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing \$253,170.79

01	Sale Price of Property	\$240,000.00
02	Sale Price of Any Personal Property Included in Sale	
03	Subtotal Closing Costs Paid at Closing by Borrower	\$12,703.29
04		
05		
06		
07		
08		

Adjustments for Items Paid by Seller in Advance

09	City/Town Taxes	to	
10	County Taxes	to	
11	Assessments	to	
12	HoA Dues	2/21/12 to 5/31/12	\$467.50
13			
14			
15			
16			

L. Paid Already or on Behalf of Borrower at Closing \$223,344.56

01	Deposit	\$5,000.00
02	Borrower's Loan Amount	\$216,500.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05		
06		
07		
08	Seller Credit	\$1,000.00
09		
10	other Credits	
11		
12		

Adjustments for Items Unpaid by Seller

13	City/Town Taxes	1/1/12 to 2/21/12	\$844.56
14	County Taxes	to	
15	Assessments	to	
16			
17			
18			
19			

CALCuLATION

Total Due from Borrower at Closing (K)	\$253,170.79
Total Paid Already or on Behalf of Borrower at Closing (L)	-\$223,344.56
Cash to Close x from To Borrower	\$29,826.23

SELLER'S TRANSACTION

M. Due to Seller at Closing \$240,467.50

01	Sale Price of Property	\$240,000.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		

Adjustments for Items Paid by Seller in Advance

09	City/Town Taxes	to	
10	County Taxes	to	
11	Assessments	to	
12	HoA Dues	2/21/12 to 5/31/12	\$467.50
13			
14			
15			
16			

N. Due from Seller at Closing \$93,007.43

01	Excess Deposit	
02	Subtotal Closing Costs Paid at Closing by Seller	\$12,000.00
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	\$79,162.87
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	\$1,000.00
09		
10		
11		
12		
13		

Adjustments for Items Unpaid by Seller

14	City/Town Taxes	1/1/12 to 2/21/12	\$844.56
15	County Taxes	to	
16	Assessments	to	
17			
18			
19			

CALCuLATION

Total Due to Seller at Closing (M)	\$240,467.50
Total Due from Seller at Closing (N)	-\$93,007.43
Cash from x To Seller	\$147,460.07

Additional Information About This Loan

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.

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 5% of the monthly 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.

have the option of making 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 Payment Policy

Your lender will

accept payments that are less than the full amount due (partial payments). Partial payments will be applied:

not accept partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in 456 Avenue A, Anytown, TX 12345.

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Interest Only Payments?	YES for your first 60 payments
Optional Payments?	no
Step Payments?	no

Monthly Principal and Interest Payments

First Change/Amount \$1,266 – \$1,582 starting at 61st payment
 Subsequent Changes Every three years
 Maximum Payment \$1,664 starting at 108th payment

Escrow Account Information

For now, your loan

will have an escrow account (also called an “impound” or “trust” account) to pay the property costs listed in Section G on page 2 for you. Your lender may be liable for penalties and interest for failing to make a payment. Without an escrow account, you would pay these costs directly, possibly in one or two large payments a year.

Year 1 Property Costs		
Initial Escrow Payment	\$2,793.50	The payment in Section G on page 2 is a cushion for the escrow account.
Monthly Escrow Payment	\$699.50	The amount included in your total monthly payment.
Escrowed Property Costs	\$8,394.00	Estimated total amount over year 1 for the costs listed in Section G on page 2.
non-Escrowed Property Costs	\$1,711.08	Estimated total amount over year 1 for the non-escrowed property costs listed below. You may have other property costs.
		HoA dues

will not have an escrow because you declined an account your lender does not offer escrow accounts. You must directly pay your property costs, such as property taxes and homeowner’s insurance.

Estimated Costs		
Year 1, Estimated Property Costs		Without an escrow account, you would pay these costs directly, possibly in one or two large payments a year.
Fee for no Escrow Account		

Contact your lender to ask whether your loan can have an escrow account.

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 unless you create a new escrow account. 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

- add the amounts to your loan balance,
- add an escrow account to your loan, or
- require you to pay for property insurance that the lender buys on your behalf, which likely would be more expensive and provide fewer benefits than what you could buy on your own.

Index + Margin	LIBoR + 4%	Initial In
First Change	Beginning of 61st month	
Subsequent Changes	Every 36th month after first change	

Limits on Interest Rate Changes

First Change	3%
Subsequent Changes	3%

Total of Payments. The amount you will have paid after you have made all 360 payments as scheduled.	\$704,172.58
finance Charge. The dollar amount the loan will cost you.	\$239,364.26
Amount financed. The loan amount available after paying your upfront finance charges.	\$212,989.52
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	5.61%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	99.01%
Approximate Cost of funds (ACf). The approximate cost of the funds used to make this loan. This is not a direct cost to you.	1.22%

Appraisal

If you paid for a written appraisal or valuation of the property, 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,
- other ways you can 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 be liable for debt remaining after the 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.

Questions? If you have questions about the loan terms and costs on this form, contact your lender. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/learnmore.

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Basswood Bank	Friendly Mortgage Broker Inc.	Reliable Realty Co.	Realty Pros	ABC Settlement
Address	4321 Lone Star Blvd. Somecity, TX 54321	1234 Armadillo Ave. Somecity, TX 54321	1776 Longhorn St. Ste 405 Anytown, TX 12345	3456 Mockingbird Ave. Anytown, TX 12345	5432 Bluebonnet Blvd. Ste 405 Somecity, TX 54321
NMLS ID	121212	222222			
Contact	Jimmie Gilmore	Stevie Vaughan	Kerry Livgren	Steve Walsh	nancy Wilson
Loan Officer NMLS ID	493789	394784			
Email	jjgilmore@basswoodbank.com	svaughan@frndlymtgbrkr.com	klivgren@RRealty.com	swalsh@realtypros.com	nwilson@ABCsettlement.com
Phone	222-3333-4444	333-444-5555	444-555-6666	555-666-7777	666-777-8888

By signing, you are only confirming that you have received this form. You do not have to complete this transaction because you have signed or received this form.

Applicant Signature

Date

Applicant Signature

Date