

YOUR GUIDE TO

Understanding TRID Forms

Learn more about the Loan Estimate, Closing Disclosure and Settlement Statement. This book includes details such as tolerance/variance levels, form changes based on loan options, and explanations for common questions about the TILA-RESPA Integrated Disclosures.

Loan Estimate 2
 Closing Disclosure 5
 Settlement Statement 10

National Title Company

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AMD: 10/2015

Save this Loan Estimate to compare with your Closing Disclosure.

111 Mailing Street • Orange, CA 90070

Loan Estimate

DATE ISSUED: 8/22/2016
 APPLICANTS: Robert L. Brown and Mary R. Brown
 2143 Laney Dr
 Anytown, TX 12345
 1111 Dream Home Lane
 Anytown, TX 12345
 PROPERTY: Anytown, TX 12345
 SALE PRICE: \$680,000

LOAN TERM: 30 years
 PURCHASE: Purchase
 PRODUCT: Fixed Rate
 LOAN TYPE: Conventional FHA VA
 RATE LOCK: 54321330
 INVO: KYES, until 10/13/2016 at 5:00 p.m. EDT
 Before closing, you lock the interest rate. All other estimated closing costs expire on 8/26/2016 at 5:00 p.m. EDT

Can this amount increase after closing?
 NO

Does the loan have these features?
 NO

Projected Payments
 Payment Calculation
 Principal & Interest: \$2,646.21
 Years 1-30: \$2,646.00
 + \$0.00
 + \$499.00
 Total: \$3,145.00

Additional Information About This Loan
 Assumption: If you sell or transfer this property to another person, your loan will allow under certain conditions this person to assume the 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.
 Negative Amortization: If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest.
 Partial Payments: You may accept payments that are less than the full amount due (partial payments) and apply them to your loan payment, and then apply the full payment to your loan.
 Security Interest: You are granting a security interest in this property to secure the loan.
 Escrow: You will not have an escrow account for property taxes, insurance, and other costs. You must pay your property taxes, insurance, and other costs directly to the appropriate agencies or (2) place a tax escrow waiver fee.

Closing Disclosure
 Closing Information: 08/25/2016
 Closing Date: 09/01/2016
 Disbursement Date: 09/01/2016
 Settlement Agent: Zeus LLC
 File #: 1876-18
 Property: 1111 Dream Home Lane, Anytown, TX 12345
 Sale Price: \$680,000

Loan Terms
 Loan Amount: \$530,000
 Interest Rate: 4.375%
 Monthly Principal & Interest: \$2,646.21
 Prepayment Penalty: \$144.00
 Balloon Payment: \$144.00

Projected Payments
 Payment Calculation
 Principal & Interest: \$2,646.21
 Estimated Escrow: \$0.00
 Annual Cost Increase Over Time: \$498.33
 Estimated Total Monthly Payment: \$3,144.54

Does the loan have these features?
 NO
 NO
 NO

Acknowledgement
 We'll have carefully reviewed the ALTA Settlement Statement and find it to be correct and disbursements made on my account or by me in this transaction. I authorize the lender to provide me with a copy of the ALTA Settlement Statement. We'll authorize the lender to disburse in accordance with this statement.

Buyer
 Buyer
 Seller
 Escrow Officer

Mangrove Lending

111 Mailing Street • Orange, CA 90070

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 8/22/2016
APPLICANTS Robert L. Brown and Mary R. Brown
 2143 Laney Dr
 Anytown, TX 12345
PROPERTY 1111 Dream Home Lane
 Anytown, TX 12345
SALE PRICE \$680,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA
LOAN ID # 54321330
RATE LOCK NO YES, until 10/13/2016 at 5:00 p.m. EDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 8/26/2016 at 5:00 p.m. EDT

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$530,000	NO
Interest Rate	4.375%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,646.21	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	

Projected Payments	Years 1-30
Payment Calculation	
Principal & Interest	\$2,646
Mortgage Insurance	+ \$0
Estimated Escrow <i>Amount can increase over time</i>	+ \$499
Estimated Total Monthly Payment	\$3,145
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$618 a month
	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner Association Dues <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>
	In escrow? YES YES NO

Costs at Closing	
Estimated Closing Costs	\$16,314 Includes \$8,537 in Loan Costs + \$7,777 in Other Costs – \$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$164,314 Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

- 1 Date disclosure mailed/delivered to Borrower.
- 2 Transaction Type: Purchase, Refinance, Construction, or Home Equity Loan
- 3 Not rounded but truncated at decimal point when loan is an even dollar amount.
- 4 If YES, the loan has a negative amortization feature.
- 5 If YES, information specific to loan program will be shown.
- 6 Loans with adjustable payments may show up to four projected payment columns.
- 7 If NO, this item is not included in the Estimated Total Monthly Payment.
- 8 Includes items paid at and before closing.

Closing Cost Details

Loan Costs

A. Origination Charges		\$6,295
1 % of Loan Amount (Points)		\$5,300
Application Fee		\$200
Processing Fee		\$500
Underwriting Fee		\$295

All items in this section are zero variation/tolerance charges.

B. Services You Cannot Shop For

B. Services You Cannot Shop For		\$559
Appraisal Fee	to Appraise It	\$450
Credit Report Fee	to Equifax	\$30
Flood Certification Fee	to Flood Service Company	\$11
Tax Service Fee	to Realty Tax Service	\$68

All items in this section are zero variation/tolerance charges.

C. Services You Can Shop For

C. Services You Can Shop For		\$1,683
Title – Lender's Title Policy		\$1,183
Title – Settlement Agent		\$500

Items in this section could fall into 10% or unlimited variation/tolerance categories, as determined by the Lender.

D. TOTAL LOAN COSTS (A + B + C)

\$8,537

Other Costs

E. Taxes and Other Government Fees		\$134
Recording Fees and Other Taxes		\$134
Transfer Taxes		

F. Prepaids

F. Prepaids		\$2,586
Homeowner's Insurance Premium (12 months) to MVG		\$680
Mortgage Insurance Premium (months)		
Prepaid Interest (\$63.53 per day for 30 days @ 4.375%)		\$1,906

All items in this section are unlimited variation/tolerance charges.

G. Initial Escrow Payment at Closing

G. Initial Escrow Payment at Closing		\$4,407
Homeowner's Insurance	\$56.66 per month for 2 mo.	\$113
Mortgage Insurance	per month for mo.	
Property Taxes	\$441.67 per month for 10 mo.	\$4,417

Aggregate Adjustment - \$123

All items in this section are unlimited variation/tolerance charges.

H. Other

H. Other		\$650
HOA Dues		\$120
Septic Inspection		\$123
Title – Owner's Title Policy (optional)		\$407

I. TOTAL OTHER COSTS (E + F + G + H)

\$7,777

J. TOTAL CLOSING COSTS

\$16,314

D + I	\$16,314
Lender Credits	

Calculating Cash to Close

Total Closing Costs (J)	\$16,314
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$150,000
Deposit	– \$2,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$164,314

6

- 1 All charges are listed alphabetically with the exception of the % of Loan Amount (Points).
- 2 Recording Fees and Other Taxes are in the 10% variation/tolerance category.
- 3 Transfer taxes are in the zero variation/tolerance category.
- 4 These totals are rounded and truncated at the decimal.
- 5 "Optional" indicates premium not required by Lender and purchased by Borrower.
- 6 Additional Tables appear here if loan program includes Adjustable Payment (AP) or Adjustable Interest Rate (AIR) features.

Adjustable Interest Rate (AIR) Table

Index + Margin	
Initial Interest Rate	
Minimum/Maximum Interest Rate	
Change Frequency	
First Change	
Subsequent Changes	
Limits on Interest Rate Changes	
First Change	
Subsequent Changes	

Adjustable Payment (AP) Table

Interest Only Payments?	
Optional Payments?	
Step Payments?	
Seasonal Payments?	
Monthly Principal and Interest Payments	
First Change/Amount	
Subsequent Changes	
Maximum Payment	

Additional Information About This Loan

LENDER Mangrove Lending
NMLS/_ LICENSE ID 98765
LOAN OFFICER Leo Nessman
NMLS/_ LICENSE ID 75391
EMAIL NLContact@email.com
PHONE 714-555-8888

MORTGAGE BROKER Sunil Kumar Mortgage
NMLS/_ LICENSE ID 62845
LOAN OFFICER Sunil Kumar
NMLS/_ LICENSE ID 87410
EMAIL jaug@email.com
PHONE 897-889-4321

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	\$164,663 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$46,900 Principal you will have paid off.
Annual Percentage Rate (APR)	4.556% Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	79.04% The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

- Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
- Assumption** If you sell or transfer this property to another person, we
 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.
- Homeowner's Insurance** This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
- Late Payment** If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment.
- 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.
- Servicing** We intend
 to service your loan. If so, you will make your payments to us.
 to transfer servicing of your loan.

1

Lender may not require signature. Signature is acknowledgement of receipt, not acceptance of the loan.

Confirm Receipt

1

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 _____ Date _____ Co-Applicant Signature _____ Date _____

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

1 Date Issued 08/25/2016
2 Closing Date 09/01/2016
 Disbursement Date 09/01/2016
 Settlement Agent Settlement Agent
 File # 9876-16
3 Property 1111 Dream Home Lane
 Anytown, TX 12345
 Sale Price \$680,000

Transaction Information

3 Borrower Robert L. Brown and Mary R. Brown
 2143 Laney Dr.
 Anytown, TX 12345
 Seller William T. Jones and Justine C. Jones
 1111 Dream Home Lane
 Anytown, TX 12345
 Lender Mangrove Lending

Loan Information

4 Loan Term 30 Years
 Purpose Purchase
 Product Fixed Rate
 Loan Type Conventional FHA
 VA
 Loan ID # 54321330
 MIC #

Loan Terms	Can this amount increase after closing?	
Loan Amount 5 \$530,000	6 NO	←
Interest Rate 4.375%	NO	←
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,646.21	NO ←
Does the loan have these features?		
Prepayment Penalty	NO	←
Balloon Payment	NO	←
Projected Payments	7	
Payment Calculation	Years 1-30 ← 8	
Principal & Interest	\$2,646.21	
Mortgage Insurance	+ \$0.00	
Estimated Escrow <i>Amount can increase over time</i>	+ \$498.33	
9 Estimated Total Monthly Payment	\$3,144.54	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$618.33 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES NO ← 10
Costs at Closing		
Closing Costs 11 \$15,915.97	Includes \$8,536.50 in Loan Costs + \$7,379.47 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details.</i>	
Cash to Close 12 \$159,075.11	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>	

- 1** Dated mailed/delivered to Borrower

- 2** Consummation Date. This is often the signing date, but is determined by Lender.

- 3** Names and addresses for both are required

- 4** Transaction type: Purchase, Refinance, Construction, or Home Equity Loan

- 5** Not rounded but truncated at decimal point when loan is an even dollar amount.

- 6** If YES, the loan has a negative amortization feature.

- 7** If YES, information specific to loan program will be shown.

- 8** Loans with adjustable payments may show up to four projected payment columns

- 9** "Estimated" is used because the Escrow amount can change over time.

- 10** If NO, this item is not included in the Estimated Total Monthly Payment.

- 11** Includes items paid at and before closing

- 12** The actual amount required for closing may differ from this Cash to Close amount if the Lender does not allow a title premium adjustment on Page 3, Sections L and N.

Closing Cost Details

	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
Loan Costs					
A. Origination Charges					
01 1 % of Loan Amount (Points)	\$5,300.00				
02 Application Fee		\$200.00			
03 Processing Fee	\$500.00				
04 Underwriting Fee	\$295.00				
05					
06					
07					
08					
B. Services Borrower Did Not Shop For					
\$558.50					
01 Appraisal Fee to Appraise it	\$450.00				
02 Credit Report to Equifax		\$29.50			
03 Flood Certification to Flood Service Company	\$11.00				
04 Tax Service to Realty Tax Service	\$68.00				
05					
06					
07					
08					
09					
10					
C. Services Borrower Did Shop For					
\$1683.00					
01 Title - Loan Policy to Settlement Agent	\$1,183.00				
02 Title - Settlement Fee to Settlement Agent	\$500.00		\$500.00		
03					
04					
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)					
\$8,536.50					
Loan Costs Subtotals (A + B + C)					
	\$8307.00	\$229.50			
Other Costs					
E. Taxes and Other Government Fees					
\$144.00					
01 Recording Fees Deed: \$10.00 Mortgage: \$124.00	\$144.00				
02 State Transfer Tax to County Recorder			\$1,530.00		
F. Prepays					
\$2,585.90					
01 Homeowner's Insurance Premium (12 mo.) to MVG	\$680.00				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$63.53 per day from 9/1/16 to 10/1/16)	\$1,905.90				
04 Property Taxes (mo.)					
05					
G. Initial Escrow Payment at Closing					
\$4,406.57					
01 Homeowner's Insurance \$56.66 per month for 2 mo.	\$113.32				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$441.67 per month for 10 mo.	\$4,416.70				
04					
05					
06					
07					
08 Aggregate Adjustment	-123.45				
H. Other					
\$243.00					
01 Commission Paid at Settlement to Omega Real Estate Broker, Inc.			\$20,400.00		
02 Commission Paid at Settlement to A1 Seller Listing Broker			\$20,400.00		
03 Home Warranty to AHS Home					\$485.00
04 September HOA dues to HOA Acre Inc. HOA Management	\$120.00				
05 Septic inspection to Spotless Septic	\$123.00				
06 Title - Owner's Title Insurance to Settlement Agent			\$407.00		
07 Transfer Fee to HOA Acre Inc. HOA Management			\$500.00		
08					
I. TOTAL OTHER COSTS (Borrower-Paid)					
\$7,379.47					
Other Costs Subtotals (E + F + G + H)					
	\$7,379.47				
J. TOTAL CLOSING COSTS (Borrower-Paid)					
\$15,915.97					
Closing Costs Subtotals (D + I)					
	\$15,686.47	\$229.50	\$43,737.00		\$485.00
Lender Credits					

- 1 Except for Line A.01, all charges are listed alphabetically in each section.
- 2 All items in this section are zero variation/tolerance charges.
- 3 Unlike the HUD-1, Borrower subtotals are shown at the **TOP** of each section.
- 4 Payor not specified in this column.
- 5 Items in this section are zero or 10% variation/tolerance charges, as determined by the Lender.
- 6 Any item that is a component of or related to title insurance or settlement, must contain a description that begins with the word "Title".
- 7 All items in this section are unlimited variation/tolerance charges.
- 8 10% variation/tolerance category if paid by Borrower.
- 9 Zero variation/tolerance category, if paid by Borrower.
- 10 If paid by Borrower, must include (Optional) at end of the description. If paid Seller, (Optional) may be shown but is not required.
- 11 The full real estate commission must be shown regardless of who is holding the earnest money deposit. Any additional charges for services provided (e.g. Admin Fee) must be itemized separately.
- 12 In states where a reduced premium is charged for simultaneous issue of lender's and owner's policies the premium shown in Section H will not equal the actual rates in that state. If Lender allows a title premium adjustment between Borrower and Seller, it will shown on Page 3, Sections L and N. If Lender does not allow the title premium adjustment, Cash To/From Borrower and Seller will not be accurate.
- 13 Charges in sections F, G and H are in the unlimited variation/tolerance category.



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)	\$16,314.00	\$15,915.97	YES ● See Total Loan Cost (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$229.50	YES ● You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$150,000.00	\$150,000.00	NO
Deposit	-\$2,000.00	-\$2,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	-\$4,611.36	YES ● See details in Sections K and L
Cash to Close	\$164,314.00	\$159,075.11	

1 Amounts shown in LE column are rounded. Amounts shown in Final column are not rounded. Final column could appear larger due solely to rounding.

Summaries of Transactions			
Use this table to see a summary of your transaction.			
BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing \$695,686.47		M. Due to Seller at Closing \$680,000.00	
01 Sale Price of Property	\$680,000.00	01 Sale Price of Property	\$680,000.00
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$15,686.47	03	
04		04	
Adjustments		05	
05		06	
06		07	
07		08	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to		09 City/Town Taxes to	
09 Assessments to		10 Assessments to	
10		11	
11		12	
12		13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing \$536,611.36		N. Due from Seller at Closing \$544,699.07	
01 Deposit	\$2,000.00	01 Excess Deposit	
02 Loan Amount	\$530,000.00	02 Closing Costs Paid at Closing (J)	\$43,737.00
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	\$496,350.71
05 Seller Credit		05 Payoff of Second Mortgage Loan	
Other Credits		06	
06		07	
Adjustments		08 Seller Credit	
07 Title Insurance Premium Adjustment	\$1,083.00	09 Title Insurance Premium Adjustment	\$1,083.00
08		10	
09		11	
10		12	
Adjustments for Items Unpaid by Seller		13	
11 City/Town Taxes to		Adjustments for Items Unpaid by Seller	
12 County Taxes 1/01/2016 to 9/01/2016	\$3,528.36	14 City/Town Taxes to	
13 Assessments to		15 County Taxes 1/01/2016 to 9/01/2016	\$3,528.36
14		16 Assessments to	
15		17	
16		18	
17		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$695,686.47	Total Due to Seller at Closing (M)	\$680,000.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$536,611.36	Total Due from Seller at Closing (N)	-\$544,699.07
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$159,075.11	Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$135,300.93

2 This example shows:

L.07	-	L.12		
\$1,083.00	-	\$3,528.36	=	\$4,611.36

3 In states where a reduced premium is charged for simultaneous issue of lender's and owner's policies the premium shown in Section H will not equal the actual rates in that state. If Lender allows a title premium adjustment between Borrower and Seller, it will shown on Page 3, Sections L and N. If Lender does not allow the title premium adjustment, Cash To/From Borrower and Seller will not be accurate.

4 If Lender does not allow the title premium adjustment, Cash To/From Borrower and Seller will not be accurate on the CD. Borrowers and Sellers should refer to the Settlement Statement for the final figures, except in Texas.

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 5% of the monthly principal and interest

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 1111 Dream Home Lane Anytown, TX 12345

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	\$5,979.96	Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1	\$1,200.00	Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	\$4,406.57	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$498.33	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.

1 These are new disclosures.

2 Additional Tables appear here if loan program includes Adjustable Payment (AP) or Adjustable Interest Rate (AIR) features.

Adjustable Interest Rate (AIR) Table

Index + Margin
Initial Interest Rate
Minimum/Maximum Interest Rate
Change Frequency
First Change
Subsequent Changes
Limits on Interest Rate Changes
First Change
Subsequent Changes

Adjustable Payment (AP) Table

Interest Only Payments?	
Optional Payments?	
Step Payments?	
Seasonal Payments?	
Monthly Principal and Interest Payments	
First Change/Amount	
Subsequent Changes	
Maximum Payment	

1

2

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.	\$1,164,510.00
Finance Charge. The dollar amount the loan will cost you.	\$724,867.09
Amount Financed. The loan amount available after paying your upfront finance charge.	\$523,641.47
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.556%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	79.04%

1 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.

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

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Mangrove Lending	Sunil Kumar Mortgage	Omega Real Estate Broker, Inc.	A1 Seller Listing Broker	Settlement Agent
Address	111 Mailing Street Orange, CA 90070	592 Peach St. Anytown, TX 12345	321 Front St. Anytown, TX 12345	1 Main St Anytown, TX 12345	1567 Celestial Way Anytown, TX 12345
2 NMLS ID	98765	62845			
TX License ID			TX 35182	TX 95728	TX 62051
Contact	Leo Nessman	Sunil Kumar	Samuel Green	Sally Johnson	James Connor
Contact NMLS ID	75391	87410			
Contact TX License ID			TX 75164	TX 53179	
Email	NLContact@email.com	jaug@email.com	sam@email.com	sallyjohnson@email.com	j.connor@email.com
Phone	(714) 555-8888	(897) 889- 4321	(123) 555-1717	(949) 444-1211	(714) 555-1000

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.

3

Applicant Signature _____ Date _____ Co-Applicant Signature _____ Date _____
CLOSING DISCLOSURE

- 1** Contains required disclosure language.

- 2** Nationwide Mortgage Licensing System ID

- 3** Lender may not require signature. Signature is acknowledgment of receipt, not acceptance of the loan.

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: 9876-16
Print Date & Time: 09/01/2016, 1:49 PM
Officer/Escrow Officer: Settlement Agent
Settlement Location: 1567 Celestial Way
Anytown, TX 12345

Settlement Agent
ALTA Universal ID: 78-9012
1567 Celestial Way
Anytown, TX 12345

Property Address: 1111 Dream Home Lane, Anytown, TX 12345
Buyer: Robert L. Brown, Mary R. Brown
Seller: William T. Jones, Justine C. Jones
Lender: Mangrove Lending

Settlement Date: 09/01/2016
Disbursement Date: 09/01/2016
Additional dates per state requirements:

1 Seller		Description	2 Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	680,000.00	Sales Price of Property	680,000.00	
		Deposit including earnest money		2,000.00
		Loan Amount		530,000.00
		Prorations/Adjustments		
3,528.36		County Taxes from 01/01/16 to 09/1/16		3,528.36
		Loan Charges to Mangrove Lending		
		Application Fee to Sunil Kumar Mortgage POC - B \$200.00		
		Origination Fee	5,300.00	
		Underwriting Fee to Mangrove Lending	295.00	
		Prepaid Interest	1,905.90	
		Processing Fee	500.00	
		Other Loan Charges		
		Appraisal Fee to Appraise It!	450.00	
		Credit Report Fee to Equifax POC - B \$29.50		
		Flood Determination Fee to Flood Service Company	11.00	
		Tax Monitoring Fee to Realty Tax Service	68.00	
		Impounds		
		Homeowner's Insurance 2mo @ \$56.66/mo	113.32	

This statement provides a more complete itemization of the charges than does the CD, in particular those that relate to recording fees and title insurance premiums.

1 Seller debits/charges and credits/deposits

2 Buyer debits/charges and credits/deposits

Settlement Statement

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		County Taxes - Mangrove Lending	4,416.70	
		Aggregate Adjustment		123.45
		Title Charges & Escrow/Settlement Charges		
1,490.00		Owner's Title Insurance to Settlement Agent		
		Loan Policy of Title Insurance to Settlement Agent	100.00	
500.00		Escrow/Settlement Fee to Settlement Agent	500.00	
		Commission		
20,400.00		Real Estate Commission to Omega Real Estate Broker, Inc.		
20,400.00		Real Estate Commission to A1 Seller Listing Broker		
		Other - Credit for Home Warranty fee to AHS Home Warranty		485.00
		Government Recording and Transfer Charges		
		Recording Fees (Deed) to Recorder	10.00	
		Recording Fees (Mortgage/Deed of Trust) to Recorder	124.00	
		Recording Fees (POA) to Recorder	10.00	
1,530.00		Transfer Tax to Recorder		
		Payoff(s)		
		Lender: ABC Bank Ltd		
487,332.51		Principal Balance - ABC Bank Ltd		
3,671.68		Interest on Payoff Loan 08/01/16 to 09/10/16 @ 6.875000% - ABC Bank Ltd		
5,346.52		Additional Payoff fees/Reconveyance Fee/Recording Fee/Wire Fee		
		Miscellaneous		
		Homeowner's insurance premium to MVG Insurance Company	680.00	
		HOA dues to HOA Acre Inc.	120.00	
500.00		Transfer fee to HOA Acre Inc.		
		Septic Inspection Payment Spotless Septic	123.00	
		Home Warranty fee to AHS Home Warranty	485.00	
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
544,699.07	680,000.00	Subtotals	695,211.92	536,136.81
		Due From/To Borrower		159,075.11
135,300.93		Due From/To Seller		
680,000.00	680,000.00	Totals	695,211.92	695,211.92

As disclosed on the closing disclosure (CD)

Title Insurance Premiums

TO			
C. Services Borrower Did Shop For			\$1683.00
01	Title - Loan Policy to Settlement Agent	\$1,183.00	
02	Title - Settlement Fee to Settlement Agent	\$500.00	\$500.00
03			
04			

TO			
H. Other			\$243.00
01	Commission Paid at Settlement to Omega Real Estate Broker, Inc.		\$20,400.00
02	Commission Paid at Settlement to A1 Seller Listing Broker		\$20,400.00
03	Home Warranty to AHS Home		
04	September HOA dues to HOA Acre Inc. HOA Management	\$120.00	
05	Septic inspection to Spotless Septic	\$123.00	
06	Title - Owner's Title Insurance to Settlement Agent		\$407.00
07	Transfer Fee to HOA Acre Inc. HOA Management		\$500.00
08			

Recording Fees

E. Taxes and Other Government Fees			
01	Recording Fees	Deed: \$10.00 Mortgage: \$124.00	\$144.00
02	State Transfer Tax	to County Recorder	

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize _____ Settlement Agent _____ to cause the funds to be disbursed in accordance with this statement.

Buyer

Buyer

Seller

Escrow Officer

Note:

It is a best practice to obtain signatures from both the seller and the buyer/borrower on the final version of this document.