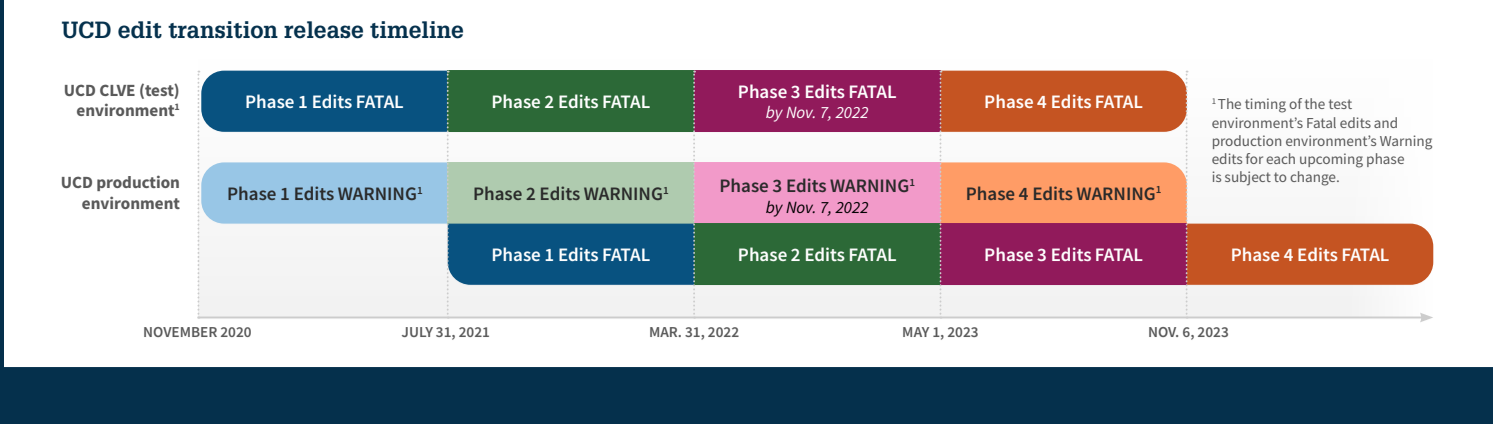


Closing disclosure form with UCD critical edits



Closing Disclosure

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

Closing Information PHASE 1	Transaction Information PHASE 4	Loan Information PHASE 1
Date Issued Closing Date Disbursement Date Settlement Agent File # Property Sale Price	Borrower Seller Lender	Loan Term Loan Purpose Product Loan Type <input type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> Loan ID # MIC #

Loan Terms PHASE 2	Can this amount increase after closing?
Loan Amount	
Interest Rate	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	
Prepayment Penalty	Does the loan have these features?
Balloon Payment	

Projected Payments PHASE 2	This estimate includes
Payment Calculation	<input type="checkbox"/> Property Taxes
Principal & Interest	<input type="checkbox"/> Homeowner's Insurance
Mortgage Insurance	<input type="checkbox"/> Other:
Estimated Escrow <i>Amount can increase over time</i>	<i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
Estimated Total Monthly Payment	In escrow?
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time. See page 4 for details</i>	

Costs at Closing PHASE 2	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.
Closing Costs	Includes _____ in Loan Costs + _____ in Other Costs - _____ in Lender Credits. See page 2 for details.
Cash to Close	

Closing Cost Details

Loan Costs PHASE 3	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges					
01 % of Loan Amount (Points)					
02					
03					
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For					
01					
02					
03					
04					
05					
06					
07					
08					
09					
10					
C. Services Borrower Did Shop For					
01					
02					
03					
04					
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)					
Loan Costs Subtotals (A + B + C)					

Other Costs PHASE 3					
E. Taxes and Other Government Fees					
01 Recording Fees	Deed:	Mortgage:			
02					
F. Prepaids					
01 Homeowner's Insurance Premium (mo.)					
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (per day from to)					
04 Property Taxes (mo.)					
05					
G. Initial Escrow Payment at Closing					
01 Homeowner's Insurance	per month for	mo.			
02 Mortgage Insurance	per month for	mo.			
03 Property Taxes	per month for	mo.			
04					
05					
06					
07					
08 Aggregate Adjustment					
H. Other					
01					
02					
03					
04					
05					
06					
07					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)					
Other Costs Subtotals (E + F + G + H)					
J. TOTAL CLOSING COSTS (Borrower-Paid)					
Closing Costs Subtotals (D + I)					
Lender Credits					

Calculating Cash to Close PHASE 2			
	Loan Estimate	Final	Did this change?
Total Closing Costs (J)			
Closing Costs Paid Before Closing			
Closing Costs Financed (Paid from your Loan Amount)			
Down Payment/Funds from Borrower			
Deposit			
Funds for Borrower			
Seller Credits			
Adjustments and Other Credits			
Cash to Close PHASE 4			

Summaries of Transactions PHASE 2	
BORROWER'S TRANSACTION	SELLER'S TRANSACTION
K. Due from Borrower at Closing	M. Due to Seller at Closing
01 Sale Price of Property	01 Sale Price of Property
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)	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 County Taxes to	10 County Taxes to
10 Assessments to	11 Assessments to
11	12
12	13
13	14
14	15
15	16
L. Paid Already by or on Behalf of Borrower at Closing	N. Due from Seller at Closing
01 Deposit	01 Excess Deposit
02 Loan Amount	02 Closing Costs Paid at Closing (J)
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
05 Seller Credit	05 Payoff of Second Mortgage Loan
Other Credits	06
06	07
07	08 Seller Credit
Adjustments	09
08	10
09	11
10	12
11	13
Adjustments for Items Unpaid by Seller	Adjustments for Items Unpaid by Seller
12 City/Town Taxes to	14 City/Town Taxes to
13 County Taxes to	15 County Taxes to
14 Assessments to	16 Assessments to
15	17
16	18
17	19

CALCULATION PHASE 4	CALCULATION PHASE 4
Total Due from Borrower at Closing (K)	Total Due to Seller at Closing (M)
Total Paid Already by or on Behalf of Borrower at Closing (L)	Total Due from Seller at Closing (N)
Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower	Cash <input type="checkbox"/> From <input type="checkbox"/> To Seller

Additional Information About This Loan

Loan Disclosures PHASE 1	Escrow Account PHASE 1
Assumption If you sell or transfer this property to another person, your lender <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input type="checkbox"/> will not allow assumption of this loan on the original terms.	For now , your loan <input type="checkbox"/> 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 these costs 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.
Demand Feature Your loan <input type="checkbox"/> has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. <input type="checkbox"/> does not have a demand feature.	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.
Late Payment If your payment is more than ___ days late, your lender will charge a late fee of _____	Initial Escrow Payment A cushion for the escrow account you pay at closing. See Section G on page 2.
Negative Amortization (Increase in Loan Amount) Under your loan terms, you <input type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> do not have a negative amortization feature.	Monthly Escrow Payment The amount included in your total monthly payment.
Partial Payments Your lender <input type="checkbox"/> may accept payments that are less than the full amount due (partial payments) and apply them to your loan. <input type="checkbox"/> may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan. <input type="checkbox"/> does not accept any partial payments. If this loan is sold, your new lender may have a different policy.	<input type="checkbox"/> will not have an escrow account because <input type="checkbox"/> you declined it <input type="checkbox"/> 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.
Security Interest You are granting a security interest in _____ You may lose this property if you do not make your payments or satisfy other obligations for this loan.	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
Adjustable Payment (AP) Table PHASE 1	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.
Interest Only Payments?	Adjustable Interest Rate (AIR) Table PHASE 1
Optional Payments?	Index + Margin
Step Payments?	Initial Interest Rate
Seasonal Payments?	Minimum/Maximum Interest Rate
Monthly Principal and Interest Payments	Change Frequency
First Change/Amount	First Change
Subsequent Changes	Subsequent Changes
Maximum Payment	Limits on Interest Rate Changes
	First Change
	Subsequent Changes

Loan Calculations PHASE 1	Other Disclosures
Total of Payments. Total you will be paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	Appraisal If the property was appraised for your loan, your lender is required to give you a copy of a not additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.
Finance Charge. The dollar amount the loan will cost you.	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.
Amount Financed. The loan amount available after paying your upfront finance charge.	Liability after foreclosure If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan, <input type="checkbox"/> state law may protect you from liability for the unpaid balance. 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. <input type="checkbox"/> state law does not protect you from liability for the unpaid balance.
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	Refinancing 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.
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	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. Your 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 PHASE 4					
	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name					
Address					
NMLS ID					
License ID					
Contact					
Contact NMLS ID					
Contact License ID					
Email					
Phone					

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 _____ Date _____ Co-Applicant Signature _____ Date _____