

Uniform Closing Dataset v2.0

Issued by Fannie Mae and Freddie Mac

UCD v2.0 Sample CDs Construction To Permanent Loan (Refinance)/Fixed

Document Version 1.0

December 17, 2024

In support of the

Integrated Mortgage Closing Disclosure under the

Real Estate Settlement Procedures Act (Regulation X)

and the Truth In Lending Act (Regulation Z)

Issued by the CONSUMER FINANCIAL PROTECTION BUREAU

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86 FR 44267 Interpretation (August 8, 2021)

85 FR 26319 Interpretation (May 4, 2020)

83 FR 19159 Amendments (May 2, 2018)

82 FR 37656 Amendments (August 11, 2017)

81 FR 7032 Correction (February 10, 2016)

80 FR 80228 Correction (December 24, 2015)

80 FR 43911 Amendments (July 24, 2015)

[80 FR 8767](https://www.federalregister.gov/citation/80-FR-8767) Amendments (Feb. 19, 2015)

[80 FR 43911](https://www.federalregister.gov/citation/80-FR-43911) Amendments (July 24, 2015)

80 FR 80228 Correction (December 24, 2015)

# Revision History

|  |  |  |
| --- | --- | --- |
| Date | Version # | Descriptions |
| December 17, 2024 | 1.0 | * New version for UCD v2.0 |

# I. Introduction

In conjunction with UCD v2.0, the Government Sponsored Entities (GSEs) are providing five sample use cases that deal with standard types of loan transactions delivered to the GSEs. They are:

* Fixed Rate Loans
* Adjustable Rate (ARM) loans
* Purchase Transactions
* Refinance Transactions
* Construction Loan

In addition to these transactions, each use case will have some unique qualities that can assist in developing UCD files that will pass all Critical Edits published by the GSEs. The Use Cases will be provided in UCD V2.0 Sample CDs - each of which will have Closing Disclosure samples in addition to narratives describing the aspects of the transaction. In addition to the Use Cases, a Use Case Matrix in Excel format which will summarize the aspects of each Use Case.

Also provided by the GSEs are the UCD V2.0 Sample XML Files which are sample eXtensible Markup Language (XML) files that can be used as a guideline in delivering UCD XML files to the GSEs. The data in these files is in sync with each respective UCD V2.0 Sample CD of the same name.

# II. Use Case Narrative

**Transaction Details and Parties Involved**

Suzi S. Builder (the Borrower) is a resident of Louisville, KY has decided to purchase land in the state of Ohio to construct a new home. She owns her current residence at 5404 Pawnee Trail, Louisville, KY 40207-1234. Suzi is purchasing land at 1234 Country Rd, Wooster, OH 44691-1234 that is appraised at $375,000. John Done with ABC Mortgage of Ohio is the Mortgage Broker on the transaction and Sarah Arnold of Epsilon Title Company is the Settlement Agent. The Mortgage Broker company and have Ohio licenses and the Settlement Agent and company have New York licenses.

**Loan Details**

Suzi is refinancing with Ficus Bank (NMLS ID 111111) for a loan amount of $290,000. Joe Smith (NMLS ID 123456) is the Loan Officer. She opted for a 30-year conventional loan at a fixed rate of 4.5%. Her estimated total monthly principal & interest (P&I) payment is $1,469.39 and for the first 10 years will have an additional Mortgage Insurance payment of $109.00. Suzi will also pay 206.13 in Escrow payments for Homeowners Insurance and County Property Taxes.

**Closing Costs – Total Loan Costs**

The Borrower will pay $7,385.00 in Loan Costs. Ficus Bank charged borrower $3,650 in Origination Charges including 1% in Loan Discount Points which totals $2,900.

Additional Lender required fees totaled $885 which are broken out as follows:

* The Lender required the use their vendors for anCP Final Inspection, Credit Report Fee, Flood Certification Fee and Tax Service Fee. The fees totaled $685 of which $445 was paid before closing.
* The Borrower paid $200 for a Release Processing Fee.Suzi also paid Epsilon Title Company $ $2,850for Title related services that included Document Preparation, Examination, Insurance Binder and Lenders Coverage Premium.

**Closing Costs – Total Other Costs**

The Borrower is paying $3.201.01 in the Total Other Costs. The Borrower is paying is a Recording Fee of $45 for Mortgage and there are no other Taxes and Government Fees. The borrower is prepaying $1,950.76 that covered 12 months of Homeowner’s Insurance Premium to Insurance Co. and one month of Mortgage Insurance Premium to MGIC and six months of County Property Taxes.

The Borrower is making an escrow payment of $630.25 to cover two months of Homeowners Insurance, Mortgage Insurance and County Property Taxes. There is an aggregate adjustment of $0.01.

Suzi also paid $575 for property HOA Home Inspection to HOA Acre Inc.

**Total Closing Costs including Lender Credits (if applicable)**

The Borrower confirmed closing costs to be $10,166.01 of which $445 is paid before closing. A Lender credit of $500 reduced the total closing costs to $9,586.01.

**Additional Transaction Funds**

The Borrower used the loan amount to pay off an existing loan of $25,000 with Lot Loan Financing Co., $275,000 to Johnson Construction Co. for Construction Improvement Costs and $3,797.39 to Ficus Bank towards repayment of Principal Reduction. Suzi received a grant of $1,000 from Borrower Help Organization. to the tune of $1000. The Borrower also verified that the cash to close total at closing is accurately calculated as $22,518.40.

**Additional Closing Information**

Ficus Bank will not allow assumption of this loan and may accept partial payments. There is a late payment penalty of 5% of the monthly principal & interest payment if the payment is more than 15 days late. The APR is 4.78%. In the event of a foreclosure, state law does not offer protection from the liability for any unpaid balance.

# III. Qualified Mortgage Data Points

The following required Qualified Mortgage (QM) data points are provided in the XML file only.

* AbilityToRepayMethodType = General
* AveragePrimeOfferRatePercent = 6.36%
* LoanPriceQuoteInterestRatePercent = 1%
* RegulationZExcludedBonaFideDiscountPointsPercent = 1%
* RegulationZExcludedBonaFideDiscountPointsIndicator = true
* RegulationZTotalAffiliateFeesAmount = $200
* RegulationZTotalLoanAmount = $285,570
* RegulationZTotalPointsAndFeesAmount = $4,430

# IV. Calculations Disclaimer

Any calculations provided in this Use Case were derived by the GSEs based on the knowledge of the definition of terms and knowledge of the Consumer Financial Protection Bureau (CFPB) regulations. While the GSEs strive to provide accurate values in this example, they acknowledge that lenders and technology providers may come up with alternate values based off the same knowledge. If your calculations vary from the GSEs calculations, the GSEs recommend using the values derived at your organization.

# V. Resources

Resources are available on the [Fannie Mae UCD page](https://singlefamily.fanniemae.com/applications-technology/uniform-closing-dataset-collection-solution) and the [Freddie Mac UCD page](https://sf.freddiemac.com/tools-learning/uniform-mortgage-data-program/ucd).

|  |  |
| --- | --- |
| 0.1 **Closing Disclosure** | ***This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.*** |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 1.0 Closing Information | | 2.0 Transaction Information | | 3.0 Loan Information | |
|  | |  | |  | |
| 1.1 **Date Issued** | **11/7/2025** | 2.1 **Borrower** | **Suzi S. Builder** | 3.1 **Loan Term** | **30 Years** |
| 1.2 **Closing Date** | **11/15/2025** |  | **5404 Pawnee Trail** | 3.2 **Purpose** | **Construction To Permanent** |
| 1.3 **Disbursement Date** | **11/21/2025** |  | **LLouisville, KY 40207-1234** | 3.3 **Product** | **Fixed** |
| 1.4 **Settlement Agent** | **Epsilon Title Company** | 2.3 **Lender** | **Ficus Bank** | 3.4 **Loan Type** | **⌧ Conventional 🞏 FHA**  **🞏 VA 🞏\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| 1.5 **File #** | **12-3456** |  |  | 3.5 **Loan ID #** | **123456789** |
| 1.6 **Property** | **1234 Country Rd**  **Wooster, OH 44691-1234** |  |  | 3.6 **MIC #** | **000654321** |
| 1.7 **Appraised Prop. Value** | **$375,000** |  |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **Loan Terms** | 4.0 | **Can this amount increase after closing?** | |
| 4.1 **Loan Amount** | 4.1.1 **$290,000** | 4.1.2 **No** |  |
| 4.2 **Interest Rate** | 4.2.1 **4.5%** | 4.2.2 **NO** |  |
| 4.3 **Monthly Principal & Interest**  *See Projected Payments below for your Estimated Total Monthly Payment* | 4.3.1 **$1,469.39** | 4.3.2  **NO** |  |
|  |  | **Does the loan have these features?** | |
| 4.4 **Prepayment Penalty** |  | 4.4.2 **No** | 4.4.3 |
| 4.5 **Balloon Payment** |  | 4.5.2 **No** | 4.5.3 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Projected Payments** | 5.0 | | | |
| 5.1 **Payment Calculation** | 5.1.1 **Years 1 – 10** | 5.1.2 **Years 11 - 30** |
| 5.2 **Principal & Interest** | 5.2.1  5.2.2 **$1,469.39 max**  5.2.3 | 5.2.4  5.2.5 **$1,469.39** **max** 5.2.6 |
| 5.3 **Mortgage Insurance** | 5.3.1 + **$109.00** | 5.3.2 + **$0** |
| 5.4 **Estimated Escrow**  *Amount can increase over time* | 5.4.1 + **$206.13** | 5.4.2 + **$206.13** |
| 5.5 **Estimated Total**  **Monthly Payment** | 5.5.1  5.5.2 **$1,784.52** | 5.5.3  5.5.4 **$1,675.52** |
| 5.6 **Estimated Taxes, Insurance**  **& Assessments**  *Amount can increase over time*  *See page 4 for details* | 5.6.1 **$356.13**  5.6.2 **a month** | This estimate includes  5.6.3**☑** Property Taxes  5.6.4**☑** Homeowners Insurance  5.6.5**☑** Other: Homeowners Association Dues | | In escrow?  **YES**  **YES**  **NO** |
| *See Escrow Account on page 4 for details. You must pay for other property*  *costs separately.* | | |

|  |  |  |
| --- | --- | --- |
| **Costs at Closing** | 6.0 |  |
| 6.1 **Closing Costs** | 6.1.1 **$9,586.01** | Includes 6.1.2 **$7,385.00** in Loan Costs + 6.1.3 **$3,201.01** in Other Costs – 6.1.4 **$500** in Lender Credits *See page 2 for details.* |
| 6.2 **Cash to Close** | 6.2.1 **$21,938.40** | Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*  6.2.2 **⌧**From 🞏To Borrower |

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**Closing Cost Details**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Loan Costs** | 7.0 | **Borrower-Paid** | | | **Paid by**  **Others** |
| At Closing | Before Closing | |
| 7.1 **A. Origination Charges** | | 7.1.1 **$3,650.00** | | |  |
| 01 7.2.1 1% 7.2 of Loan Amount (Points) | | 7.2.2 **$2,900.00** | 7.2.3 | 7.2.6 | |
| 02 7.3 Application Fee 7.3.1 | | 7.3.2 **$750.00** | 7.3.3 | 7.3.6 | |
| 03 | |  |  |  | |
| 04 | |  |  |  | |
| 05 | |  |  |  | |
| 06 | |  |  |  | |
| 07 | |  |  |  | |
| 08 | |  |  |  | |
| 7.4 **B. Services Borrower Did Not Shop For** | | 7.4.1 **$685.00** | | |  |
| 01 7.5 CP Final Inspection 7.5.1 to John Smith Appraisers, Inc. | | 7.5.2 | 7.5.3 **$405.00** | 7.5.6 | |
| 02 Credit Report Fee to Information Inc. | |  | **$40.00** |  | |
| 03 Flood Certification Fee to Info Co. | | **$90.00** |  |  | |
| 04 Tax Service Fee to Info Co. | | **$150.00** |  |  | |
| 05 | |  |  |  | |
| 06 | |  |  |  | |
| 07 | |  |  |  | |
| 08 | |  |  |  | |
| 09 | |  |  |  | |
| 10 | |  |  |  | |
| 7.6 **C. Services Borrower Did Shop For** | | 7.6.1  **$3,050.00** | | |  |
| 01 7.7 Release Processing Fee 7.7.1 to Release Trackers Co.. | | 7.7.2 **$200.00** | 7.7.3 | 7.7.6 | |
| 02 Title - Document Preparation Fee to Epsilon Title Co. | | **$350.00** |  |  | |
| 03 Title - Examination Fee to Epsilon Title Co. | | **$800.00** |  |  | |
| 04 Title - Insurance Binder Fee to Epsilon Title Co. | | **$900.00** |  |  | |
| 05 Title - Lender’s Coverage Premium to Epsilon Title Co. | | **$800.00** |  |  | |
| 06 | |  |  |  | |
| 08 | |  |  |  | |
| 7.8 **D. TOTAL LOAN COSTS (Borrower-Paid)** | | 7.8.1 **$7,385.00** | | |  |
| 7.9 Loan Cost Subtotals (A + B + C) | | 7.9.2 **$6,940.00** | 7.9.3 **$445.00** |  | |
| **Other Costs** | 8.0 |
| 8.1 **E. Taxes and Other Government Fees** | | 8.1.1 **$45.00** | | |  |
| 01 8.2 Recording Fees 8.2 Deed: 8.2.1 $ 8.2 Mortgage: 8.2.1 $45.00 | | 8.2.2 **$45.00** | 8.2.3 | | 8.2.6 |
| 02 8.3 8.3.1 | | 8.3.2 | 8.3.3 | | 8.3.6 |
| 8.4 **F. Prepaids** | | 8.4.1 **$1,950.76** | | |  |
| 01 8.5 Homeowner’s Insurance Premium 8.5.1 (12 mo.) to Insurance Co. | | 8.5.2 **$1,209.96** | 8.5.3 | | 8.5.6 |
| 02 8.6 Mortgage Insurance Premium 8.6.1 (1 mo.) to MGIC | | 8.6.2 **$109.00** | 8.6.3 | | 8.6.6 |
| 03 8.7 Prepaid Interest 8.7.1 (per day from to) | | 8.7.2 | 8.7.3 | | 8.7.6 |
| 04 8.8 Property Taxes 8.8.1 (6 mo.) to Any County USA | | 8.8.2 **$631.80** | 8.8.3 | | 8.8.6 |
| 05 8.9 8.9.1 | | 8.9.2 | 8.9.3 | | 8.9.6 |
| 8.10 **G. Initial Escrow Payment at Closing** | | 8.10.1 **$630.25** | | |  |
| 01 8.11 Homeowner’s Insurance 8.11.1 ( $100.83 per month for 2 mo.) | | 8.11.2 **$201.66** | 8.11.3 | | 8.11.6 |
| 02 8.12 Mortgage Insurance 8.12.1 ( $109.00 per month for 2 mo.) | | 8.12.2 **$218.00** | 8.12.3 | | 8.12.6 |
| 03 8.13 Property Taxes 8.13.1 ( $105.30 per month for 2 mo.) | | 8.13.2 **$210.60** | 8.13.3 | | 8.13.6 |
| 04 8.14 8.14.1 | | 8.14.2 | 8.14.3 | | 8.14.6 |
| 05 | |  |  | |  |
| 07 | |  |  | |  |
| 08 8.15 Aggregate Adjustment | | 8.15.2 -**$0.01** |  | |  |
| 8.16 **H. Other** | | 8.16.1 **$575.00** | | |  |
| 01 8.17 HOA Home Inspection Fee 8.17.1 to HOA Acre Inc. | | 8.17.2 **$575.00** | 8.17.3 | | 8.17.6 |
| 02 | |  |  | |  |
| 05 | |  |  | |  |
| 8.18 **I. TOTAL OTHER COSTS (Borrower-Paid)** | | 8.18.1 **$3,201.01** | | |  |
| 8.19 Other Costs Subtotals (E + F + G + H) | | 8.19.2 **$3,201.01** | 8.19.3 | |  |
| 9.1 **J. TOTAL CLOSING COSTS (Borrower-Paid**) | | 9.1.1 **$9,586.01** | | |
| 9.2 Closing Costs Subtotals (D + I) | | 9.2.2 **$9,641.01** | 9.2.3 **$445.00** | | 9.2.6 |
| 9.3 Lender Credits 9.3.1 | | 9.3.2 **-$500.00** |  | |  |

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|  |  |  |
| --- | --- | --- |
| **Payoffs and Payments** | 25.0 **Use this table to see a summary of your payoffs and payments to others from your loan amount.** | |
| **TO** | | **AMOUNT** |
| 0125.1 Lot Loan Financing Co. to pay off existing loan | | 25.1.1  **$25,000.00** |
| 02 Johnson Construction Co. for Construction Improvement Costs | | **$275,000.00** |
| 03 Grant from Borrower Help Organization | | **-$1,000.00** |
| 04 Ficus Bank for Repayment of Principal Reduction | | **$3,797.39** |
| 05 | |  |
| 06 | |  |
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| 10 | |  |
| 11 | |  |
| 12 | |  |
| 13 | |  |
| 14 | |  |
| 15 | |  |
| 25.2 **K. TOTAL PAYOFFS AND PAYMENTS** | | 25.2.1 $**302,797.39** |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Calculating Cash to Close** | 10.0 **(*Alternate)*** Use this table to see what has changed from your Loan Estimate. | | | | |
|  | | **Loan Estimate** | **Final** | **Did this change?** *If YES:* | |
| 10.10 Loan Amount | | 10.10.1 **$290,000.00** | 10.10.2 **$290,000.0**0 | 10.10.3 **No** | 10.10.4 |
| 10.1 Total Closing Costs (J) | | 10.1.1 **$-9,400.00** | 10.1.2 **$-9,586.01** | 10.1.3 **YES** | 10.1.4 ● See **Total Loan Costs (D)** and **Total Other Costs (I)** |
| 10.2 Closing Costs Paid Before Closing | | 10.2.1 **$0** | 10.2.2 **$445.00** | 10.2.3 **Yes** | 10.2.4 ● You paid these Closing Costs **before closing** |
| 10.11 Total Payoffs and Payments (K) | | 10.11.1 **-$302,797.39** | 10.11.2 **-$302,797.39** | 10.11.3 **NO** | 10.11.4 |
| 10.9 **Cash to Close** | | 10.9.1 **$22,197.39**  10.9.3 **⌧**From 🞏To  Borrower | 10.9.2 **$21,938.40**  10.9.4 **⌧**From 🞏To  Borrower | 10.3 10.3.2  Closing Costs Financed (Paid from your Loan Amount) **$0.00** | |

CLOSING DISCLOSURE PAGEOF 3 of 5 ▪ LOAN ID # 123456789

**Additional Information About This Loan**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Loan Disclosures** | 17.0 |  |  |  | |
| 17.1 **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. |
|  |
|  |
| 17.2 **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. |
|  |
| 17.3 **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*.** |
|  |
| 17.4 **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. |
|  |
| 17.5 **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. |
|  |
| 17.6 **Security Interest** |
| You are granting a security interest in  ***1234 Country Rd. Wooster, OH 44691-1234*** |
| You may lose this property if you do not make your payments or  Satisfy other obligations for this loan. |
| CLOSING DISCLOSURE   |  |  |  |  | | --- | --- | --- | --- | | 18.0 **Escrow Account**  ***For now***, your loan | |  | | | 18.1 **⌧** 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 | 18.2 **$2,473.56** | | Estimated total amount over year 1 for  your escrowed property costs:  18.2.1 **Homeowner’s Insurance, County Taxes** | | Non-Escrowed  Property Costs  over Year 1 | 18.3 **$1,800.00** | | Estimated total amount over year 1 for  your non-escrowed property costs:  18.3.1 **Homeowners Association Dues**  You may have other property costs. | | Initial Escrow  Payment | 18.4 **$630.25** | | A cushion for the escrow account you  pay at closing. See Section G on page 2. | | Monthly Escrow  Payment | 18.5 **$206.13** | | The amount included in your total  monthly payment. | | 18.1, cont’d  🞏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 | 18.6 | | Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year. | | Escrow Waiver Fee | 18.7 | |  | |  |  | | | | ***In the future,*** |  | | | | Your property costs may change and, as a result, your escrow pay-  ment 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. | | | | |

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|  |  |  |
| --- | --- | --- |
| **Loan Calculations** | 21.0 |  |
| **Total of Payments.** Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled. | | 21.1 **$528,978** |
| **Finance Charge.** The dollar amount the loan will cost you. | | 21.2 **$238,978** |
| **Amount Financed.** The loan amount available after paying your upfront finance charge. | | 21.3 **$290,000** |
| **Annual Percentage Rate (APR).** Your costs over the loan term expressed  as a rate. This is not your interest rate. | | 21.4 **4.780%** |
| **Total Interest Percentage (TIP).** The total amount of interest that you will pay over the loan term as a percentage of you loan amount. | | 21.5 **82.41%** |

**? r text here**

**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** | 22.0 |
| **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. | |
| 22.1 **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 the 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** | 23.0 |  |  |
|  | 23.0.1 **Lender** | 23.0.2 **Mortgage Broker** | 23.0.5 **Settlement Agent** |
| 23.1 **Name** | 23.1.1 **Ficus Bank** | 23.1.2 **ABC Mortgage of Ohio** | 23.1.5 **Epsilon Title Company** |
| 23.2 **Address** | 23.2.1 **4321 Random Blvd.**  **Somecity, KY 40222** | 23.2.2 **412 Quinby Avenue**  **Wooster, OH 44691-1234** | 23.2.5 **123 Commerce Pl.**  **Somecity, NY 12345** |
| 23.3 **NMLS ID** | 23.3.1 **111111** | 23.3.2 **789111** | 23.3.5 |
| 23.4 NY **+ License ID** | 23.4.1 | 23.4.2 | 23.4.5 **NY987655** |
| 23.5 **Contact** | 23.5.1 **Joe Smith** | 23.5.2 **John Done** | 23.5.5 **Sarah Arnold** |
| 23.6 **Contact NMLS ID** | 23.6.1 **123456** | 23.6.2 | 23.6.5 |
| 23.7 **Contact** State Code **+ License ID** | 23.7.1 | 23.7.2 **123456789012** | 23.7.5 **NY556788** |
| 23.8 **Email** | 23.8.1 **joe.smith@ficusbank.com** | 23.8.2 **JDone@ABCMortgageOH.com** | 23.8.5 **sarah@epsilontitle.com** |
| 23.9 **Phone** | 23.9.1 **123-456-7890** | 23.9.2 **330-264-8383** | 23.9.5 **987-555-4321** |

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| --- | --- | --- | --- |
| **Confirm Receipt** | 24.0 | | |
| 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. | | | |
| 24.1 Applicant Signature 24.2 Date | |  | 24.1 Co-Applicant Signature 24.2 Date |

CLOSING DISCLOSURE PAGE 5 OF 5 ▪ LOAN ID # 123456789