



# Uniform Closing Dataset v2.0

Issued by Fannie Mae and Freddie Mac  
UCD v2.0 Sample CDs Purchase/Fixed Rate  
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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## Revision History

Date	Version #	Descriptions
December 17, 2024	1.0	<ul style="list-style-type: none"><li data-bbox="857 180 1187 205">• New version for UCD v2.0</li></ul>

## I. Introduction

In conjunction with the Uniform Closing Dataset (UCD) Specifications, 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 Loans

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 2.0 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 Use Case.

## II. Use Case Narrative

### Transaction Details and Parties Involved

Michael Jones and Mary Stone (the Borrowers) are buying a home from Steve Cole and Amy Doe (the Sellers) at 456 Somewhere Street, Anytown, NY 12345 for \$180,000 which includes \$5,000 in Personal Property. The Borrowers are using a Mortgage Broker firm, We R Mortgage Brokers, with Jane Jones as the contact. The Settlement Agent is Sarah Arnold of Epsilon Title Co. Samuel Green from Omega Real Estate Broker Inc. is the Real Estate Agent for the Borrowers while Joseph Cain from Alpha Real Estate Broker Inc. is the Real Estate Agent for the Sellers. We R Mortgage Brokers (NLMS #222222) and Jane Jones (NMLS #234567) are NMLS licensed. The Settlement Company and Agent and Real Agent Agents and the companies they work for are licensed in the state of NY.

### Loan Details

The Borrowers took out a 30-year fixed rate mortgage of \$144,000 at 3.875% from Ficus Bank (NMLS #111111) with Joe Smith of Ficus (NMLS #12345) was the loan officer. Their monthly Principal and Interest (P&I) payments are calculated to be \$677.14. There is no mortgage insurance on the loan.

### Closing Costs - Loan Costs

The Borrowers paid \$4,325.50 in Loan Costs. Ficus Bank charged the Borrowers \$1,160 in Origination Charges including 0.25% Loan Discount Points which totaled \$360.

Lender required fees total \$685 which are broken out as follows:

- The Lender paid \$405 for an Appraisal Field Review Fee
- The Lender required the Borrowers to use their vendors for a Credit Report Fee, Flood Certification Fee, and Tax Service Fee. Those fees totaled \$280 from which the Borrowers paid \$40 before closing.
- The Borrowers paid Epsilon Title Co. \$2,450 for Endorsement, Chain Of Title, and Insurance Binder Fees fees.. The Borrowers paid \$200 of the Insurance Binder Fees before closing. The Borrowers picked a pest control company and a surveyor and paid fees totaling \$435.50 for them.

## Closing Costs – Other Costs

The Borrowers paid \$4,514.29 in Closing Costs. The Borrowers paid \$130 in recording fees for Deed and Mortgage and the Sellers paid \$950 to Any State for Transfer Taxes. The Borrowers prepaid \$2,328.96 which covered 12 months of Homeowners Insurance, 17 days of Prepaid Interest, five months of City Property Taxes and six months of County Property Taxes.

The Borrowers also paid \$455.83 (after an adjustment of \$135.83) to cover two months of future payments for Homeowners Insurance and City Property Taxes and three months of County Property Taxes.

The Borrowers paid \$650 for an HOA Capital Contribution. The Borrowers (\$250) and Sellers (\$500) split paying for a Borrower Attorney Fee before closing. The Sellers also paid \$12,250 to cover a Home Warranty Fee and all Real Estate Agent commissions. The borrower paid an additional \$700 to Epsilon Title Co. for an optional owner's coverage premium.

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

Michael and Mary were shown that their total closing costs are \$8,839.79 of which \$490 they paid before closing and \$8,349.79 is at closing.

## Additional Transaction Funds

The Borrowers are responsible for \$75 in prorated HOA dues and the Sellers will pay \$540 in prorated City and County Taxes. The Borrowers paid a deposit of \$10,000 and received a second mortgage in the amount of \$19,000 which they contributed \$18,000 for closing. They received a Seller Credit of \$2,500 and \$750 rebate from Epsilon Title Co. for using their services. There was an adjustment of \$540 towards city and country property taxes to the borrower.

## 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 P&I if the payment is more than 15 days late. 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 = **Exempt**
- AbilityToRepayExemptionReasonType = **PropertyUsage**
- AveragePrimeOfferRatePercent = **6.36%**
- LoanPriceQuoteInterestRatePercent = **1%**
- RegulationZExcludedBonaFideDiscountPointsPercent = **.25%**
- RegulationZExcludedBonaFideDiscountPointsIndicator = **true**
- RegulationZTotalAffiliateFeesAmount = **\$150**
- RegulationZTotalLoanAmount = **\$142,542**
- RegulationZTotalPointsAndFeesAmount = **\$1,458**

## 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](#) and the [Freddie Mac UCD page](#).

# 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

1.1 Date Issued 11/07/2025  
 1.2 Closing Date 11/14/2025  
 1.3 Disbursement Date 11/14/2025  
 1.4 Settlement Agent Epsilon Title Company  
 1.5 File # 12-5678  
 1.6 Property 456 Somewhere Ave.  
 Anytown, NY 12345  
 1.7 Sale Price \$180,000

## 2.0 Transaction Information

2.1 Borrower Michael Jones & Mary Stone  
 123 Anywhere Street  
 Anytown, NY 12345  
 2.2 Seller Steve Cole and Amy Doe  
 321 Somewhere Drive  
 Anytown, NY 12345  
 2.3 Lender Ficus Bank

## 3.0 Loan Information

3.1 Loan Term 30 Years  
 3.2 Purpose Purchase  
 3.3 Product Fixed Rate  
 3.4 Loan Type  Conventional  FHA  
 VA   
 3.5 Loan ID # 123456789  
 3.6 MIC #

Loan Terms	4.0 Can this amount increase after closing?					
4.1 Loan Amount	4.1.1	\$144,000	.1*	4.1.2	NO	4.1.3
4.2 Interest Rate	4.2.1	3.875%	.1*	4.2.2	NO	4.2.3
4.3 Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	4.3.1	\$677.14	.1*	4.3.2	NO	4.3.3
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 – 30	
5.2 Principal & Interest	5.2.2			\$677.14
5.3 Mortgage Insurance	5.3.1	+		\$0
5.4 Estimated Escrow <i>Amount can increase over time</i>	5.4.1	+		\$255.83
5.5 Estimated Total Monthly Payment	5.5.2			\$932.97
5.6 Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	5.6.1	\$405.83		
	5.6.2	a month		
			This estimate includes	
			5.6.3 <input checked="" type="checkbox"/> Property Taxes	In escrow? YES
			5.6.4 <input checked="" type="checkbox"/> Homeowners Insurance	YES
			5.6.5 <input checked="" type="checkbox"/> Other: Homeowner's Association Dues	NO
			<i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	

## Costs at Closing

6.1 Closing Costs	6.1.1	\$8,839.79	Includes 6.1.2 \$4,325.50 in Loan Costs + 6.1.3 \$4514.29 in Other Costs – 6.1.4 \$0 in Lender Credits. See page 2 for details.
6.2 Cash to Close	6.2.1	\$17,634.79	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.



<b>Calculating Cash to Close</b>		10.0 Use this table to see what has changed from your Loan Estimate.					
	Loan Estimate		Final		Did this change?		
10.1 Total Closing Costs (J)	10.1.1	\$8,054.00	10.1.2	\$8,839.79	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	-\$ 490.00	10.2.3	YES 10.2.4 • You paid these Closing Costs before closing	
10.3 Closing Costs Financed (Paid from your Loan Amount)	10.3.1	\$0	10.3.2	\$0	10.3.3	NO 10.3.4	
10.4 Down Payment/Funds from Borrower	10.4.1	\$41,000.00	10.4.2	\$41,000.00	10.4.3	NO 10.4.4	
10.5 Deposit	10.5.1	-\$10,000.00	10.5.2	-\$10,000.00	10.5.3	NO 10.5.4	
10.6 Funds for Borrower	10.6.1	\$0	10.6.2	\$0	10.6.3	NO 10.6.4	
10.7 Seller Credits	10.7.1	\$0	10.7.2	-\$2,500.00	10.7.3	YES 10.7.4 • See Seller Credits in Section L	
10.8 Adjustments and Other Credits	10.8.1	-\$5,000.00	10.8.2	-\$19,215.00	10.8.3	YES 10.8.4 • See details in Sections K & L	
<b>10.9 Cash to Close</b>	<b>10.9.1</b>	<b>\$34,054.00</b>	<b>10.9.2</b>	<b>\$17,634.79</b>			

**Summaries of Transactions** (11.0 – 16.0) Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION				SELLER'S TRANSACTION			
<b>11.0 K. Due from Borrower at Closing</b>		11.0.1	\$193,424.79	<b>14.0 M. Due to Seller at Closing</b>		14.0.1	
01 11.1	Sale Price of Property	11.1.1	\$180,000.00	01 14.1	Sale Price of Property	14.1.1	
02 11.2	Sale Price of Personal Property Included in Sale	11.2.1	\$5,000.00	02 14.2	Sale Price of Personal Property Included in Sale	14.2.1	
03 11.3	Closing Costs Paid at Closing (J)	11.3.1	\$8,349.79	03 14.3		14.3.1	
04 11.4		11.4.1		04			
11.5	Adjustments	11.5.1		05			
05				06			
<b>Adjustments for Items Paid by Seller in Advance</b>				<b>Adjustments for Items Paid by Seller in Advance</b>			
08 11.6	City/Town Taxes __ to __	11.6.1		09 14.4	City/Town Taxes __ to __	14.4.1	
09 11.7	County Taxes __ to __	11.7.1		10 14.5	County Taxes __ to __	14.5.1	
10 11.8	Assessments __ to __	11.8.1		11 14.6	Assessments __ to __	14.6.1	
11 11.9	HOA Dues 11/14/25 to 11/30/25	11.9.1	\$75.00	12 14.7		14.7.1	
12				13			
<b>12.0 L. Paid Already by or on Behalf of Borrower at Closing.</b>		12.0.1	\$175,790.00	<b>15.0 N. Due from Seller at Closing</b>		15.0.1	
						<b>15.0</b>	
01 12.1	Deposit	12.1.1	\$10,000.00	01 15.1	Excess Deposit	15.1.1	
02 12.2	Loan Amount	12.2.1	\$144,000.00	02 15.2	Closing Costs Paid at Closing (J)	15.2.1	
03 12.3	Existing Loan(s) Assumed or Taken Subject to	12.3.1		03 15.3	Existing Loan(s) Assumed or Taken Subject to	15.3.1	
04 12.4		12.4.1		04 15.4	Payoff of First Mortgage Loan	15.4.1	
05 12.4	Second Loan (Principal Balance \$19,000)	12.4.1	\$18,000.00	05 15.5	Payoff of Second Mortgage Loan	15.5.1	
06 12.5	Seller Credit	12.5.1	\$2,500.00	15.6		15.6.1	
12.6	Other Credits	12.6.1		06			
07 12.6	Rebate from Epsilon Title Co.		\$750.00	07			
12.7	Adjustments	12.7.1		08 15.7	Seller Credit	15.7.1	
08				09 15.8		15.8.1	
09				10			
09				11			
<b>Adjustments for Items Unpaid by Seller</b>				<b>Adjustments for Items Unpaid by Seller</b>			
12 12.8	City/Town Taxes 7/15/25 to 11/13/25	12.8.1	\$300.00	14 15.9	City/Town Taxes __ to __	15.9.1	
13 12.9	County Taxes 8/15/25 to 11/13/25	12.9.1	\$240.00	15 15.10	County Taxes __ to __	15.10.1	
14 12.10	Assessments __ to __	12.10.1		16 15.11	Assessments __ to __	15.11.1	
15 12.11		12.11.1		17 15.12		15.12.1	
16				18			
<b>13.0 CALCULATION</b>				<b>16.0 CALCULATION</b>			
13.1	Total Due from Borrower at Closing (K)	13.1.1	\$193,424.79	16.1	Total Due to Seller at Closing (M)	16.1 16.1.1	
13.2	Total Paid Already by or on behalf of Borrower at Closing (L)	13.2.1	\$175,790.00	16.2	Total Due from Seller at Closing (N)	16.2 16.2.1	
13.3	<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	13.3.1	\$17,634.79	16.3	<b>Cash to Close</b> <input type="checkbox"/> From <input type="checkbox"/> To Seller	16.3 16.3.1	

# 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 **456 Somewhere Ave, Anytown, NY 12345**

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

### 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 <b>\$3,069.96</b>	Estimated total amount over year 1 for your escrowed property costs: <b>18.2.1 Homeowner's Insurance, Property Taxes</b>
Non-Escrowed Property Costs over Year 1	18.3 <b>\$1,800.00</b>	Estimated total amount over year 1 for your non-escrowed property costs: <b>18.3.1 Homeowners Association Dues</b>  * You may have other property costs.
Initial Escrow Payment	18.4 <b>\$455.83</b>	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	18.5 <b>\$255.83</b>	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 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** 21.0

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	21.1	\$243,771
<b>Finance Charge.</b> The dollar amount the loan will cost you.	21.2	\$99,771
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	21.3	\$144,000
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	21.4	4.371%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of you loan amount.	21.5	69.29%



**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](http://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.

CLOSING DISCLOSURE

PAGE 5 OF 6 • LOAN ID # 123456789

<b>Contact Information</b>		23.0			
	<b>Lender</b> 23.0.1	<b>Mortgage Broker</b> 23.0.2	<b>Real Estate Broker (B)</b> 23.0.3	<b>Real Estate Broker (S)</b> 23.0.4	<b>Settlement Agent</b> 23.0.5
23.1 Name	23.1.1 Ficus Bank	23.1.2 We R Mortgage Brokers	23.1.3 Omega Real Estate Broker Inc.	23.1.4 Alpha Real Estate Broker Inc.	23.1.5 Epsilon Title Company
23.2 Address	23.2.1 4321 Random Blvd. Somecity, NY 12345	23.2.2 5432 Front St. Somecity, NY 12345	23.2.3 789 Local Lane Sometown, NY 12345	23.2.4 987 Suburb Ct. Someplace, NY 12345	23.2.5 123 Commerce Pl. Somecity, NY 12345
23.3 NMLS ID	23.3.1 111111	23.3.2 222222			
23.4 NY + License ID		23.4.2	23.4.3 NY765416	23.4.4 NY61456	23.4.5 NY61616
23.5 Contact	23.5.1 Joe Smith	23.5.2 Jane Jones	23.5.3 Samuel Green	23.5.4 Joseph Cain	23.5.5 Sarah Arnold
23.6 Contact NMLS ID	23.6.1 123457	23.6.2 234567			
23.7 Contact NY + License ID		23.7.2	23.7.3 NY16415	23.7.4 NY52461	23.7.5 NY1345
23.8 Email	23.8.1 joe_smith@ficusbank.com	23.8.2 jane_jones@wrmb.com	23.8.3 sam@omegare.biz	23.8.4 joe@alphare.biz	23.8.5 sarah@epsilontitle.com
23.9 Phone	23.9.1 123-456-7890	23.9.2 234-567-9801	23.9.3 123-555-1717	23.9.4 321-555-7171	23.9.5 987-555-4321

**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 \_\_\_\_\_