

## UCD v2.0 USE CASE – PURCHASE WITH ADJUSTABLE-RATE LOAN

### UCD V2.0 TEST SUITE

To support implementers of the Uniform Closing Dataset (UCD) Specification v2.0 (UCD v2.0), the Government Sponsored Enterprises (GSEs) have developed a UCD v2.0 Test Suite of commonly delivered loan transactions:

- Purchase with a Fixed Rate
- Purchase with an Adjustable Rate
- Refinance with a Fixed Rate
- Refinance with an Adjustable Rate

Each use case includes a narrative in business terms; a sample Closing Disclosure (CD) aligned with the narrative; and a UCD XML file illustrating the data requirements for delivering the described loan transaction to each GSE's UCD data collection solution.

### USE CASE SUMMARY

This use case illustrates how to deliver a \$211,000 conventional, 30-year adjustable-rate purchase money loan.

The parties to this transaction are: two borrowers and their real estate agent, two sellers and their real estate agent, one lender and one settlement agent.

Unique data used in this test case includes: An assumable loan; only some taxes escrowed; new ucd:FeetemType enumerations; negative adjustments and other credits.

### USE CASE DETAILS

#### BORROWERS AND REAL ESTATE AGENT

The borrowers, Michael Thomas Jones, III, and wife Mary K., are purchasing a home. Their mailing address is 123 Anywhere Street, Anytown, NY 12345. They used real estate agent Samuel Green of Omega Real Estate Brokerage, Inc., located at 789 Local Lane, Anytown, NY, 12345, to help them find a site-built home. Samuel's contact info is (123) 555-1717 and sam@omegare.biz.

#### LENDER

The Joneses worked with loan officer Joe Smith (NMLS ID 123456) of Ficus Bank (NMLS ID 111111), located at 4321 Random Blvd., Anytown, NY, 12345. Joe's contact info is (123) 456-7890 and [joe\\_smith@ficusbank.com](mailto:joe_smith@ficusbank.com).

#### SELLERS, REAL ESTATE AGENT AND PROPERTY

The sellers, Steve Cole, Jr. and Amy Doe listed their property at 456 Somewhere Avenue, Anytown, NY 12345, with real estate agent Madeline Cain of Alpha Real Estate Brokers, Inc., located at 987 Suburb Ct., Anytown, NY 12345. Madeline's contact info is (321) 555-7171 and madeline@alphareb.com.

The sale price was \$240,000. The appraisal was not submitted to the Uniform Collateral Data Portal (UCDP) so did not receive an Appraisal ID.

#### LOAN TERMS AND IDENTIFICATION

Joe offered the Joneses a conventional, 30-year, \$211,000 adjustable-rate loan, with an interest rate of 4% for the first 3 years, followed by adjustments of up to 2% every 6 months. The interest rate can increase to a maximum of 9% during the

life of the loan, and it could reach that rate as early as the start of the 5<sup>th</sup> year of the loan. The interest rate can never fall below 4%. The margin rate is 2% and the index used for rate adjustments is the 30-day Average Secured Overnight Financing Rate (SOFR).

Ficus Bank required the loan to have mortgage insurance (MI), and the Joneses purchased a policy with Certificate ID #000654321 from Radian. They will pay a monthly premium of \$135.39 for the first 11 years of the loan.

Joe assigned the application Ficus Bank loan number of 234567890 and Universal Loan Identifier (ULI) of 10Bx939c5543TqA1144M234567890XX.<sup>1</sup> He submitted the application information to both GSE AUSs. Freddie Mac's Loan Product Advisor® returned LPA Key #AB000001 and Fannie Mae's Desktop Underwriter® provided DU Casefile ID 1600000002.

Joe used the Model Form to disclose the details of the transaction, which he sent to the borrowers on November 7, 2025.

## FEES AND OTHER COSTS

Joe documented the loan and other costs according to Ficus Bank's CD compliance instructions. The fees were disclosed as follows:

- Total Loan Costs of \$6,855, with \$40 paid by the Joneses before closing.
  - Ficus Bank directly provided services which resulted in \$2,910 in fees paid by the Joneses at closing. This amount included application and third-party asset verification fees, and \$2,110 for one point to reduce the originally offered interest rate of 5.00%<sup>2</sup> to 4.000%, locked on November 1, 2025<sup>2</sup>.
  - Ficus Bank passed on fees totaling \$360 for the following activities performed by other service providers: flood monitoring, performing an appraisal field review, and obtaining credit reports and tax records. The Joneses paid all except \$40 of the credit report fee at closing. Ficus Bank paid the \$705 appraisal fee.
  - The Joneses paid \$3,585.00 to providers they selected for a survey and various title services (title recording, borrower closing protection letter, examination, insurance binder and lenders coverage).
- Other Costs of \$7,779.26
  - The Joneses paid \$185 at closing to record the deed (\$40) and mortgage (\$145). The property sellers paid \$1,440 in transfer taxes to New York at closing.
  - At closing, the Joneses prepaid a total of \$3,983.87 for homeowner's insurance premiums covering 12 months, MI for 1 month, prepaid interest for 17 days (11/14/25 through 11/30/25), and 6 months of county property taxes.
  - The closing agent collected \$760.39 from the Joneses to fund the escrow account for homeowner's and flood insurance premiums and county taxes. This amount was reduced by \$360.39 to avoid exceeding the allowed amount of escrow funding.
  - The Joneses paid a total of \$2,850 for services not required to close the loan: optional owner's title insurance, master insurance policy and a builder's fee. Other closing costs included a home warranty paid by the property sellers before closing, and real estate commissions and mold inspection paid at closing.
- The Joneses' total closing costs were \$14,634.26, with \$40 paid before closing. There were no non-itemized lender credits.

## CASH TO CLOSE

- The total cost of the loan was \$14,634.26, an increase from the Loan Estimate (LE) amount of \$13,759.
- The Joneses made a down payment of \$29,000.
- The cash to close amount due was reduced by the following: \$40 in closing costs the Joneses paid before closing, and their deposit of \$10,000. The sellers provided a \$2,500 credit toward the closing costs disclosed as \$0 on the LE.

<sup>1</sup> Universal loan ID and AUS IDs not on CD.

<sup>2</sup> Loan price quote rate and rate set date not on CD.

- The total adjustments and credits, estimated to be \$0, reduced the closing costs by \$3,337.50. The couple received a gift of \$2,000 from Arnold Stone. Epsilon Title Co. provided a rebate of \$750, and the sellers paid \$962.50 for prorated county taxes. The Joneses reimbursed the property sellers \$300 for fuel and \$75 for prorated HOA dues.
- The Joneses chose not to finance any closing costs.
- The total amount due at closing was \$27,756.76.

#### QUALIFIED MORTGAGE DATA (not on CD)

Ficus Bank used the general Ability to Repay method for the Regulation Z calculations, resulting in excluded bona fide discount points of 1.00%. The total loan amount was \$207,615.96. The total points and fees amount of \$3,384.04 included \$200 paid to affiliates.

#### CLOSING AGENT AND CLOSING

Sarah Arnold (state license number 6543210) of Epsilon Title Company was the closing agent. Epsilon Title (state license number 876543) leases space at 123 Commerce Pl., Suite 3, Anytown, NY, 12345. Sarah's contact info is (987) 555-4321 and [sarah@epsilontitle.com](mailto:sarah@epsilontitle.com).

The file number for the transaction is 12-5678. Sarah conducted the closing on November 14, 2025, and Ficus Bank disbursed the loan funds the same day.

After closing, Ficus Bank registered the loan with the Mortgage Electronic Registration System (MERS®) which assigned mortgage identification number (MIN) 123456789223456789.<sup>3</sup>

#### MONTHLY PAYMENT AMOUNT AND LOAN FEATURES

During the closing, Sarah Arnold reviewed the adjustable-rate mortgage terms with the Joneses. Sarah reviewed the loan payment disclosure with the Joneses, outlining how their monthly payments will change over the life of the loan.

##### FIRST 3 YEARS

The Jones's monthly principal & interest (P&I) payment for the first 3 years is \$1,007.35. Since they decided to escrow their insurance and part of their property taxes, \$425 will be added for a total monthly payment of \$1,567.74. Not included in this loan payment is \$150 a month for Homeowner's Association Dues and property taxes that will be paid separately.

##### YEARS 4-11

If the loan does not adjust at all during this period, the total PITI payment will remain \$1,567.70. If the loan's interest rate adjusts by the maximum 2% on each adjustment date and reaches the ceiling rate of 9%, the principal and interest payment will increase to \$1,635 and the new total monthly payment amount will be \$2,195. The escrow and MI amounts are assumed to remain the same.

##### YEARS 12-30

After 11 years, the Jones's loan no longer requires MI, so the total minimum payment could be \$1,432 and the maximum \$2,060. The drop in payment reflects the removal of mortgage insurance, and the range accounts for interest rate variability. Escrow is assumed to remain the same.

#### ADDITIONAL FEATURES

Sarah reviewed various features of the loan with the Joneses, explaining that since this is an adjustable-rate loan, the interest rate and payment amount may increase according to the loan adjustment structure and value of the index. She pointed out that there is no temporary buydown, balloon payment, interest only period or seasonal payment feature. The loan is assumable and has neither a demand feature nor a prepayment penalty.

<sup>3</sup> Not on CD.

Once the loan payment is more than 15 days late, Ficus Bank will assess a late charge equal to 5% of the monthly principal & interest payment amount. Ficus Bank accepts partial payments and applies them upon receipt. In the event of a foreclosure, state law does not offer the Joneses protection from the liability for any unpaid balance.

## LIFE OF LOAN COSTS

Over the life of the loan, the Joneses will make payments totaling \$562,765, which means the loan cost \$351,765, with interest making up 166.71% of the loan amount. The Annual Percentage Rate (APR) is 4.561%, the Qualified Mortgage APR is 9.762%<sup>4</sup> and the Average Prime Offer Rate (APOR) is 7.45%<sup>1</sup>.

## XML FILE HANDLING DATA POINTS (not on CD)

Ficus Bank's AUS created the UCD file that was submitted to Freddie Mac's Loan Product Advisor using their software provider code of 000002, and Fannie Mae's UCD Collection Solution using the software provider code of VEFHG0101B.

When the UCD XML file was created on November 22, 2025, at 11:29 am, it included MISMO Reference Model version 3.3.0299, UCD Spec data version identifier UCD2.0, identification of the 3 default namespaces mismo:, gse: and ucd: and their defined URLs, the embedded document format parameters and the PDF of the Model Form provided to the Joneses.

## 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 strove to provide accurate values in this example, they acknowledge that lenders and technology providers may calculate alternate values. If your calculations vary from the GSEs calculations, the GSEs recommend using the values derived by your organization.

## REVISION HISTORY

Date	Version #	Descriptions
September 29, 2025	1.1	Enhanced narrative with corrections and clarifications. Used updated Numbered Form, 6-2025.
December 17, 2024	1.0	Updated version for UCD v2.0

<sup>4</sup> Not on CD.

## 0.1 Closing Disclosure

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

<b>1.0 Closing Information</b>	<b>2.0 Transaction Information</b>	<b>3.0 Loan Information</b>
<b>1.1 Date Issued</b> 11/07/2025	<b>2.1 Borrower</b> Michael Thomas Jones III and Mary K. Jones	<b>3.1 Loan Term</b> 30 Years
<b>1.2 Closing Date</b> 11/14/2025	<b>2.1.1</b> 123 Anywhere Street	<b>3.2 Purpose</b> Purchase
<b>1.3 Disbursement Date</b> 11/14/2025	Anytown, NY 12345	
<b>1.4 Settlement Agent</b> Epsilon Title Company	<b>2.2 Seller</b> Steve Cole, Jr., and Amy Doe	<b>3.3 Product</b> 3 year/6-month Adjustable Rate
<b>1.5 File #</b> 12-5678	<b>2.2.1</b> 456 Somewhere Avenue	<b>3.4 Loan Type</b> <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
<b>1.6 Property</b> 456 Somewhere Ave.	Anytown, NY 12345	<input type="checkbox"/> VA <input type="checkbox"/>
<b>1.7 Sale Price</b> \$240,000	<b>2.3 Lender</b> Ficus Bank	<b>3.5 Loan ID #</b> 234567890
		<b>3.6 MIC #</b> 000654321

Loan Terms	4.0	Can this amount increase after closing?
<b>4.1 Loan Amount</b>	<b>4.1.1</b> \$211,000	<b>4.1.2</b> NO
<b>4.2 Interest Rate</b>	<b>4.2.1</b> 4%	<b>4.2.2</b> YES <b>4.2.3</b> <ul style="list-style-type: none"> <li>Adjusts every 6 months starting in year 4.</li> <li>Can go as high as 9% in year 5.</li> <li>See AIR Table on page 4 for details</li> </ul>
<b>4.3 Monthly Principal &amp; Interest</b> See Projected Payments below for your Estimated Total Monthly Payment	<b>4.3.1</b> \$1,007.35	<b>4.3.2</b> YES <b>4.3.3</b> <ul style="list-style-type: none"> <li>Adjusts every 6 months starting in year 4.</li> <li>Can go as high as \$1,635 in year 5.</li> </ul>
	<b>Does the loan have these features?</b>	
<b>4.4 Prepayment Penalty</b>	<b>4.4.2</b> NO	
<b>4.5 Balloon Payment</b>	<b>4.5.2</b> NO	

Projected Payments	5.0
<b>5.1 Payment Calculation</b>	<b>5.1.1</b> Years 1 – 3 <b>5.1.2</b> Years 4 – 11 <b>5.1.3</b> Years 12 - 30
<b>5.2 Principal &amp; Interest</b>	<b>5.2.1</b> <b>5.2.2</b> \$1,007.35 max <b>5.2.4</b> \$1,007 min <b>5.2.5</b> \$1,635 max <b>5.2.6</b> \$1,007 min <b>5.2.7</b> \$1,635 max
<b>5.3 Mortgage Insurance</b>	<b>5.3.1</b> + \$135.39 <b>5.3.2</b> + \$135.39 <b>5.3.3</b> + ---
<b>5.4 Estimated Escrow</b> Amount can increase over time	<b>5.4.1</b> + \$425.00 <b>5.4.2</b> + \$425.00 <b>5.4.3</b> + \$425.00
<b>5.5 Estimated Total Monthly Payment</b>	<b>5.5.1</b> \$1,567.74 max <b>5.5.3</b> \$1,568 min <b>5.5.5</b> \$1,432 min <b>5.5.4</b> \$2,195 max <b>5.5.6</b> \$2,060 max
<b>5.6 Estimated Taxes, Insurance &amp; Assessments</b> Amount can increase over time See page 4 for details	<b>5.6.1</b> \$575.00 <b>5.6.2</b> a month <b>This estimate includes</b> <ul style="list-style-type: none"> <li><b>5.6.3</b> <input checked="" type="checkbox"/> Property Taxes</li> <li><b>5.6.4</b> <input checked="" type="checkbox"/> Homeowners Insurance</li> <li><b>5.6.5</b> <input checked="" type="checkbox"/> Other: Homeowner's Association Dues</li> </ul> <b>In escrow?</b> <ul style="list-style-type: none"> <li><b>SOME</b></li> <li><b>YES</b></li> <li><b>NO</b></li> </ul> See Escrow Account on page 4 for details. You must pay for other property costs separately.

Costs at Closing	6.0
<b>6.1 Closing Costs</b>	<b>6.1.1</b> \$14,634.26 Includes <b>6.1.2</b> \$6,855.00 in Loan Costs + <b>6.1.3</b> \$7,779.26 in Other Costs – <b>6.1.4</b> \$0 in Lender Credits. See page 2 for details.
<b>6.2 Cash to Close</b>	<b>6.2.1</b> \$27,756.76 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

## Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>7.0</b>					
<b>7.1 A. Origination Charges</b>	<b>7.1.1</b>	<b>\$2,910.00</b>			
7.2.1 1.0% 7.2 of Loan Amount (Points) 7.2.1	7.2.2 \$2,110.00	7.2.3	7.2.4	7.2.5	7.2.6
7.3 Application Fee 7.3.1	7.3.2 \$500.00	7.3.3	7.3.4	7.3.5	7.3.6
Verification of Assets Fee	\$300.00				
<b>7.4 B. Services Borrower Did Not Shop For</b>	<b>7.4.1</b>	<b>\$360.00</b>			
7.5 Appraisal Field Review Fee 7.5.1 to John Smith Appraisers Inc.	7.5.2	7.5.3	7.5.4	7.5.5	7.5.6 \$705.00 (L)
Credit Report Fee to Information, Inc.	\$80.00	\$40.00			
Flood Monitoring Fee to Info Co.	\$90.00				
Tax Service Fee to Info Co.	\$150.00				
<b>7.6 C. Services Borrower Did Shop For</b>	<b>7.6.1</b>	<b>\$3,585.00</b>			
7.7 Recording Service Fee 7.7.1 to Epsilon Title Co.	7.7.2 \$200.00	7.7.3	7.7.4	7.7.5	7.7.6
Survey Fee to Surveys Co.	\$385.00				
Title – Borrower Closing Protection Letter Fee to Epsilon Title Co.	\$500.00				
Title – Examination Fee to Epsilon Title Co.	\$800.00				
Title – Insurance Binder Fee to Epsilon Title Co.	\$900.00				
Title – Lenders Coverage Premium to Epsilon Title Co.	\$800.00				
<b>7.8 D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>7.8.1</b>	<b>\$6,855.00</b>			
7.9 Loan Costs Subtotals (A + B + C)	7.9.2 \$6,815.00	7.9.2 \$40.00			
<b>Other Costs</b>	<b>8.0</b>				
<b>8.1 E. Taxes and Other Government Fees</b>	<b>8.1.1</b>	<b>\$185.00</b>			
8.2 Recording Fees 8.2 Deed: 8.2.1 \$40.00 8.2 Mortgage 8.2.1 \$145.00	8.2.2 \$185.00	8.2.3	8.2.4	8.2.5	8.2.6
8.3 Transfer Tax 8.3.1 to New York	8.3.2	8.3.3	8.3.4 \$1,440.00	8.3.5	8.3.6
<b>8.4 F. Prepays</b>	<b>8.4.1</b>	<b>3,983.87</b>			
8.5 Homeowner's Insurance Premium 8.5.1 (12 mo.) to Insurance Co.	8.5.2 \$1,800.00	8.5.3	8.5.4	8.5.5	8.5.6
8.6 Mortgage Insurance Premium 8.6.1 (1 mo.) to Radian	8.6.2 \$135.39	8.6.3	8.6.4	8.6.5	8.6.6
8.7 Prepaid Interest 8.7.1 (\$23.44 per day from 11/14/25 to 11/30/25)	8.7.2 \$398.48	8.7.3	8.7.4	8.7.5	8.7.6
8.8 Property Taxes 8.8.1	8.8.2	8.8.3	8.8.4	8.8.5	8.8.6
8.9 County Property Taxes 8.9.1 (6 mo.) to Any County USA	8.9.2 \$1,650.00	8.9.3	8.9.4	8.9.5	8.9.6
<b>8.10 G. Initial Escrow Payment at Closing</b>	<b>8.10.1</b>	<b>\$760.39</b>			
8.11 Homeowner's Insurance 8.11.1 (\$150.00 per month for 2 mo.)	8.11.2 \$300.00		8.11.4		8.11.6
8.12 Mortgage Insurance 8.12.1	8.12.2		8.12.4		8.12.6
8.13 Property Taxes 8.13.1 (per month for mo.)	8.13.2		8.13.4		8.13.6
8.14 County Property Taxes 8.14.1 (\$275.00 per month for 2 mo.)	8.14.2 \$550.00		8.14.4		8.14.6
Flood Insurance (\$135.39 per month for 2 mo.)	\$270.78				
8.15 Aggregate Adjustment	8.15.2 \$360.39				
<b>8.16 H. Other</b>	<b>8.16.1</b>	<b>\$ 2,850.00</b>			
8.17 Builder Fee 8.17.1 to A1-Builders	8.17.2 \$850.00	8.17.3	8.17.4	8.17.5	8.17.6
Home Warranty Fee to Engineers, Inc.				\$750.00	
Master Insurance Policy Fee to HOA Acre, Inc.	\$500.00				
Mold Inspection Fee to Inspector, Inc.			\$450.00		
Real Estate Commission (Buyer) to Omega Real Estate Brokerage, Inc.			\$7,200.00		
Real Estate Commission (Seller) to Alpha Real Estate Brokers, Inc.			\$7,200.00		
Title – Owners Coverage Premium (optional) to Epsilon Title Co.	\$1,500.00				
<b>8.18 I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>8.18.1</b>	<b>\$7,779.26</b>			
8.19 Other Costs Subtotals (E + F + G + H)	8.19.2 \$7,779.26	8.19.3 0.00			
<b>9.1 J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>9.1.1</b>	<b>\$14,634.26</b>			
9.2 Closing Costs Subtotals (D + I)	9.2.2 \$14,594.26	9.2.3 \$40.00			
9.3 Lender Credits 9.3.1 Tolerance Cure \$	9.3.2				

CLOSING DISCLOSURE

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Calculating Cash to Close		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 \$13,759.00	10.1.2 \$14,634.26	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 -\$ 40.00	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 (Purchase)/Funds from Borrower (Non-Purchase)	10.4.1 \$29,000.00	10.4.2 \$29,000.00	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 Credit in Section L
10.8 Adjustments and Other Credits	10.8.1 -\$0	10.8.2 -\$3,337.50	10.8.3 YES	10.8.4 • See details in Sections K and L
10.9 Cash to Close	10.9.1 \$32,759.00	10.9.2 \$27,756.76		

### Summaries of Transactions Use this table to see a summary of your transaction.

#### BORROWER'S TRANSACTION

11.0 K. Due from Borrower at Closing	11.0.1	\$254,969.26
11.1 Sale Price of Property	11.1.1	\$240,000.00
11.2 Sale Price of Any Personal Property Included in Sale	11.2.1	
11.3 Closing Costs Paid at Closing (J)	11.3.1	\$14,594.26
11.4	11.4.1	
11.5 Adjustments		
11.5.2 Fuel Costs	11.5.3	\$300.00
11.5.4 Adjustments for Items Paid by Seller in Advance		
11.6 City/Town Taxes to	11.6.1	
11.7 County Taxes to	11.7.1	
11.8 Assessments to	11.8.1	
11.9 HOA Dues 11/14/25 to 11/30/25	11.9.1	\$75.00
12.0 L. Paid Already by or on Behalf of Borrower at Closing	12.0.1	\$227,212.50
12.1 Deposit	12.1.1	\$10,000.00
12.2 Loan Amount	12.2.1	\$211,000.00
12.3 Existing Loan(s) Assumed or Taken Subject to	12.3.1	
12.4 Satisfaction of Jr. Lien \$5,000 POC Borrower	12.4.1	
12.5 Seller Credit	12.5.1	\$2,500.00
12.6 Other Credits		
12.6.2 Rebate from Epsilon Title Co. Gift from Arnold Stone	12.6.3	\$750.00 \$2000.00
12.7 Adjustments		
12.7.2	12.7.3	
12.7.4 Adjustments for Items Unpaid by Seller		
12.8 City/Town Taxes to	12.8.1	
12.9 County Taxes 8/1/25 to 11/14/25	12.9.1	\$962.50
12.10 Assessments to	12.10.1	
12.11	12.11.1	
13.0 CALCULATION		
13.1 Total Due from Borrower at Closing (K)	13.1.1	\$254,969.26
13.2 Total Paid Already by or on behalf of Borrower at Closing (L)	13.2.1	-\$227,212.50
13.3 Cash to Close <input checked="" type="checkbox"/> From (if +) • To (if -) Borrower	13.3.1	\$27,756.76

#### SELLER'S TRANSACTION

M. Due to Seller at Closing	
Sale Price of Property	
Sale Price of Any Personal Property Included in Sale	
Adjustments for Items Paid by Seller in Advance	
City/Town Taxes to	
County Taxes to	
Assessments to	
N. Due from Seller at Closing	
Excess Deposit	
Closing Costs Paid at Closing (J)	
Existing Loan(s) Assumed or Taken Subject to	
Payoff of First Mortgage Loan	
Payoff of Second Mortgage Loan	
Seller Credit	
Adjustments for Items Unpaid by Seller	
City/Town Taxes to	
County Taxes to	
Assessments to	
CALCULATION	
Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	
Cash to Close • From • To Seller	

CLOSING DISCLOSURE

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## 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	<b>18.2</b> <b>\$5,100.00</b>	Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1	<b>18.3</b> <b>\$1,800.00</b>	Estimated total amount over year 1 for your non-escrowed property costs:
		You may have other property costs.
Initial Escrow Payment	<b>18.4</b> <b>\$760.39</b>	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	<b>18.5</b> <b>\$425.00</b>	The amount included in your total monthly payment.

- 18.1** ☐ 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	<b>18.6</b>	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	<b>18.7</b>	

#### 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.

### Adjustable Interest Rate (AIR) Table 20.0

Index + Margin	<b>20.1.1</b> <b>SOFR + 20.1.2</b> <b>2.0%</b>
Initial Interest Rate	<b>20.2</b> <b>4.0%</b>
Minimum/Maximum Interest Rate	<b>20.3.1</b> <b>4.0%</b> / <b>20.3.2</b> <b>9.0%</b>
Change Frequency	
Subsequent Changes	<b>20.5</b> Every <b>6th</b> month after first change
Limits on Interest Rate Changes	
First Change	<b>20.6</b> <b>2.0%</b>
Subsequent Changes	<b>20.7</b> <b>2.0%</b>



**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	\$562,765
<b>Finance Charge.</b> The dollar amount the loan will cost you.	21.2	\$351,765
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	21.3	\$211,000
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	21.4	4.561%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	21.5	166.71%



**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.

**Loan Acceptance**

You do not have to accept this loan because you have received this form or signed a loan application.

**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	23.0.3 Real Estate Broker (B)	23.0.4 Real Estate Broker (S)	23.0.5 Settlement Agent
23.1 Name	23.1.1 Ficus Bank	23.1.2	23.1.3 Omega Real Estate Brokerage, Inc.	23.1.4 Alpha Real Estate Brokers, Inc.	23.1.5 Epsilon Title Company
23.2 Address	23.2.1 4321 Random Blvd. Anytown, NY 12345	23.2.2	23.2.3 789 Local Lane Anytown, NY 12345	23.2.4 987 Suburb Ct. Anytown, NY 12345	23.2.5 123 Commerce Pl., Suite 3 Anytown, NY 12345
23.3 NMLS ID	23.3.1 111111	23.3.2			
23.4 ST License ID					23.4.5 876543
23.5 Contact	23.5.1 Joe Smith	23.5.2	23.5.3 Samuel Green	23.5.4 Madeline Cain	23.5.5 Sarah Arnold
23.6 Contact NMLS ID	23.6.1 123456	23.6.2			
23.7 Contact _ License ID		23.7.2	23.7.3	23.7.4	23.7.5 6543210
23.8 Email	23.8.1 joe_smith@ficusbank.com	23.8.2	23.8.3 sam@omegare.biz	23.8.4 mcain@alphareb.biz	23.8.5 sarah@epsilontitle.com
23.9 Phone	23.9.1 123-456-7890	23.9.2	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.

Applicant Signature

Date

Co-Applicant Signature

Date

CLOSING DISCLOSURE

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