

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

### UCD V2.0 TEST SUITE

To support implementers of the Uniform Closing Dataset (UCD) Specification, 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 \$144,000 conventional, 30-year fixed rate loan with an interest rate of 3.875.

The parties to this transaction are as follows: one borrower, her non-title brother, and her titleholder sister; the listing real estate agent, two sellers and their real estate agent, one mortgage broker, one lender and one settlement agent.

Unique data used in this test case includes a non-title, non-spouse and a titleholder, inclusion of personal property in the sales contract, no mortgage insurance (MI), an AbilityToRepayMethodType = "Exempt", use of new ucd:FeetItemType enumerations, a fee payment split between borrower and seller and a fee payment by the borrower split between at and before closing.

### USE CASE DETAILS

#### BORROWERS AND REAL ESTATE AGENT

The borrowers, Mary K. Jones, brother Michael Thomas Jones, III, and sister Martha Jones, 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@omegareb.biz. Michael's name will not appear on the title and Martha's name is on the title but not on the mortgage.

#### MORTGAGE BROKER AND LENDER

The Joneses worked with mortgage broker Jane Rogerson (NMLS ID 234567). Jane works for We R Mortgage Brokers (NMLS ID 222222), located at 5432 Front Street, Anytown, NY, 12345. Jane's contact info is (234) 567-9801 and jane\_rogerson@wrmb.com.

We R Mortgage Brokers originate loans for Ficus Bank (NMLS ID 111111), located at 4321 Random Blvd., Anytown, NY, 12345. The loan officer was Joe Smith, (NMLS ID 123456). Joe's contact info is (123) 456-7890 and joe\_smith@ficusbank.com.

#### SELLERS, REAL ESTATE AGENT AND PROPERTY

Steve Cole, Jr., and Amy Doe listed their property located at 456 Somewhere Ave, Anytown, NY 12345-6789, 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 mcain@alphareb.com.

The sale price of \$185,000 includes \$5,000 for furnishings the sellers are providing with the house. The appraisal was not submitted to the Uniform Collateral Data Portal (UCDP) so did not receive an Appraisal ID.

## LOAN TERMS AND IDENTIFICATION<sup>1</sup>

Jane offered the Joneses a conventional, 30-year, \$144,000 fixed rate loan. Jane used the Model Form to disclose the details of the transaction, which she sent to the borrowers on November 7, 2025.

Jane assigned the application Ficus Bank loan number of 123456789 and Universal Loan Identifier (ULI) of 10Bx939c5543TqA1144M123456789XX. She submitted the application information to both GSE AUSs. Freddie Mac's Loan Product Advisor® returned LPA Key #AB000002 and Fannie Mae's Desktop Underwriter® provided DU Casefile ID 1600000001.

## FEES AND OTHER COSTS

Jane documented the loan and other costs according to lender aggregator Ficus Bank's CD compliance instructions and disclosed them as follows:

- Loan Costs of \$4,325.50, with \$240 paid by the Joneses before closing.
  - We R Mortgage Brokers directly provided services which resulted in \$1,160 in fees. This amount included the application fee and verification of income fee. The Joneses also paid \$360 for one-quarter of a loan discount point to permanently buy down the originally offered interest rate of 4.125% to 3.875%, locked on November 1, 2025.
  - We R Mortgage Brokers passed on fees totaling \$280 for the following activities performed by third party providers: broker's services, pulling the credit report, checking whether the property was in a flood zone and a homeowners association (HOA) service fee. The Joneses paid \$40 of these fees before closing. Ficus Bank paid the \$405 appraisal field review fee.
  - The Joneses incurred \$2,885.50 in fees from providers they selected for a pest inspection and various title services (endorsement, chain of title, insurance binder and lenders coverage). The Joneses paid \$200 of these fees before closing.
- Other Costs of \$4,514.29, with \$250 paid by the Joneses before closing.
  - The Joneses paid \$130 in total recording fees (\$40 for the deed and \$90 for the mortgage). Steve Cole and Amy Doe paid \$950 in transfer taxes to New York.
  - At closing, the Joneses prepaid a total of \$2,328.46 for homeowner's insurance premiums covering 12 months, prepaid interest for 17 days, 5 months of city property taxes, and 6 months of county property taxes.
  - The closing agent collected \$455.83 from the Joneses to fund an escrow account. This amount was reduced by \$135.83 to avoid exceeding the allowed amount of escrow funding.
  - The property sellers paid all real estate commissions, a home warranty fee and part of the borrowers' attorney fee. While not required to close the loan, The Joneses paid \$1,600 for owner's title insurance, attorney services (before closing) and the HOA capital contribution.
- Total closing costs were \$8,839.79, with \$490.00 paid before closing.
  - There were no non-itemized lender credits.

## CASH TO CLOSE

- The total closing costs increased from the Loan Estimate (LE) amount of \$8,054 to \$8,930. As noted in the Fees and Other Costs section, \$490 was paid before closing. The Joneses chose not to include any closing costs in the loan amount.
- The required down payment was \$41,000 and the Joneses have already made a deposit of \$10,000.

<sup>1</sup> Universal Loan ID and GSE AUS IDs are not on the CD.

- Although \$0 seller credits were disclosed on the LE, the sellers paid \$2,500 toward the closing costs.
- The adjustments and other credits increased from the estimated \$5,000 to 19,215. They comprised credits of \$18,000 from a concurrent subordinate lien, \$750 rebated by Epsilon Title Co., \$540 in prorated taxes from the sellers and a debit of \$75 in prorated HOA fees due from the Joneses.
- The total amount due from the Joneses at closing was \$17,634.79, much lower than the LE amount of \$34,054.00.
- The total cash needed from the Joneses at the closing table was \$17,634.79, a significant decrease from the estimated \$34,054.

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

The intended property usage makes the loan exempt from Ability to Repay requirements. Required Regulation Z calculations resulted in excluded bona fide discount points of 0.25%. The total loan amount was \$142,542. The total points and fees were \$1,473.50, which included \$150 paid to affiliates.

#### CLOSING AGENT AND CLOSING<sup>2</sup>

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

After closing, Ficus Bank registered the loan with the Mortgage Electronic Registration System (MERS®) which assigned mortgage identification number (MIN) 123456789123456789.

Ficus Bank's document preparation provider sent the UCD XML file to Freddie Mac's UCD Collection Solution using Freddie Mac-assigned software provider ID 000001 and to Fannie Mae's UCD Collection Solution using Fannie Mae-assigned software provider ID VFGHI0101B.

#### MONTHLY PAYMENT AMOUNT AND LOAN FEATURES

The Joneses' monthly principal & interest (P&I) payment is \$677.14. Since they decided to escrow their taxes and insurance, the payment increases by \$255.83 for the monthly escrow payment to a total payment amount of \$932.97. Not included in this payment is an additional \$150 a month for Homeowner's Association Dues that the Joneses will pay separately.

#### ADDITIONAL FEATURES

Sarah reviewed various features of the loan with the Joneses, explaining that since this is a fixed-rate loan, the interest rate, monthly payment, and loan amount never change or increase. She pointed out that there is no temporary buydown, balloon payment, interest only period or seasonal payment feature. The loan is not assumable and has neither a demand feature nor a prepayment penalty.

Once the loan payment is more than 15 days late, Ficus Bank will assess a late payment penalty of 5% of the monthly principal & interest payment amount. Ficus Bank accepts partial payments and applies them upon receipt. In the event of foreclosure, the Joneses are liable for any unpaid balance.

#### LIFE OF LOAN COSTS

Over the life of the loan, the Joneses will make payments totaling \$243,771, which means the loan cost \$99,771.43, with interest making up 69.2957% of the loan amount. The Annual Percentage Rate (APR) is 4.371% and the Average Prime Offer Rate (APOR) Percent is 6.36%.

<sup>2</sup> MIN and GSE vendor IDs are not on the CD.

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

Ficus Bank's document preparation provider sent the UCD XML file to Freddie Mac's UCD Collection Solution using Freddie Mac-assigned software provider ID 000001 and to Fannie Mae's UCD Collection Solution using Fannie Mae-assigned software provider ID VFGHI0101B.

When the UCD XML file was created on November 20, 2025, at 9:23 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.
December 17, 2024	1.0	Updated version for UCD v2.0

## 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, Mary K. Jones, Martha 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, Anytown, NY 12345	<b>3.2 Purpose</b> Purchase
<b>1.3 Disbursement Date</b> 11/14/2025	<b>2.2 Seller</b> Steve Cole, Jr. & Amy Doe	<b>3.3 Product</b> Fixed Rate
<b>1.4 Settlement Agent</b> Epsilon Title Company	<b>2.2.1</b> 356 Somewhere Avenue Anytown, NY 12345	<b>3.4 Loan Type</b> <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> _
<b>1.5 File #</b> 12-5678	<b>2.3 Lender</b> Ficus Bank	<b>3.5 Loan ID #</b> 123456789
<b>1.6 Property</b> 456 Somewhere Ave Anytown, NY 12345-6789		<b>3.6 MIC #</b>
<b>1.7 Sale Price</b> \$185,000		

Loan Terms	4.0	Can this amount increase after closing?
<b>4.1 Loan Amount</b>	<b>4.1.1</b> \$144,000	<b>4.1.2</b> NO
<b>4.2 Interest Rate</b>	<b>4.2.1</b> 3.8750%	<b>4.2.2</b> NO <b>4.2.3</b>
<b>4.3 Monthly Principal &amp; Interest</b> See Projected Payments below for your Estimated Total Monthly Payment	<b>4.3.1</b> \$677.14	<b>4.3.2</b> NO <b>4.3.3</b>
	<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 – 30	
<b>5.2 Principal &amp; Interest</b>	<b>5.2.1</b> <b>5.2.2</b> \$677.14 <b>5.2.3</b>	
<b>5.3 Mortgage Insurance</b>	<b>5.3.1</b> + \$0	
<b>5.4 Estimated Escrow</b> Amount can increase over time	<b>5.4.1</b> + \$255.83	
<b>5.5 Estimated Total Monthly Payment</b>	<b>5.5.1</b> <b>5.5.2</b> \$932.97	
<b>5.6 Estimated Taxes, Insurance &amp; Assessments</b> Amount can increase over time See page 4 for details	<b>5.6.1</b> \$405.83 <b>5.6.2</b> a month	<b>This estimate includes</b> <b>5.6.3</b> <input checked="" type="checkbox"/> Property Taxes <b>5.6.4</b> <input checked="" type="checkbox"/> Homeowners Insurance <b>5.6.5</b> <input checked="" type="checkbox"/> Other: Homeowner's Association Dues See Escrow Account on page 4 for details. You must pay for other property costs separately.
		<b>In escrow?</b> YES YES NO

Costs at Closing	6.0	
<b>6.1 Closing Costs</b>	<b>6.1.1</b> \$8,839.79	Includes <b>6.1.2</b> \$4,325.50 in Loan Costs + <b>6.1.3</b> \$4514.29 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> \$17,634.79	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

CLOSING DISCLOSURE

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## 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>\$1,160.00</b>			
<b>7.2.1 0.25%</b> 7.2 of Loan Amount (Points) <b>7.2.1</b>	<b>7.2.2</b>	<b>\$360.00</b>	<b>7.2.3</b>	<b>7.2.4</b>	<b>7.2.5</b>
<b>7.3 Application Fee</b> <b>7.3.1</b>	<b>7.3.2</b>	<b>\$300.00</b>	<b>7.3.3</b>	<b>7.3.4</b>	<b>7.3.5</b>
Verification of Income Fee		<b>\$500.00</b>			
<b>7.4 B. Services Borrower Did Not Shop For</b>	<b>7.4.1</b>	<b>\$280.00</b>			
<b>7.5 Appraisal Field Review Fee</b> <b>7.5.1</b> to John Smith Appraisers Inc.	<b>7.5.2</b>		<b>7.5.3</b>	<b>7.5.4</b>	<b>7.5.5</b>
Credit Report Fee to Information Inc.					
Flood Certification Fee to Info Co.		<b>\$90.00</b>			
Mortgage Broker Fee to We R Mortgage Brokers		<b>\$150.00</b>			
<b>7.6 C. Services Borrower Did Shop For</b>	<b>7.6.1</b>	<b>\$2,885.50</b>			
<b>7.7 HOA Service Fee</b> <b>7.7.1</b> to HOA Acre Inc.	<b>7.7.2</b>	<b>\$285.50</b>	<b>7.7.3</b>	<b>7.7.4</b>	<b>7.7.5</b>
Pest Inspection Fee to Pests Co.		<b>\$150.00</b>			
Title - Chain of Title Fee to Epsilon Title Co.		<b>\$650.00</b>			
Title - Endorsement Fee to Epsilon Title Co.		<b>\$800.00</b>			
Title - Insurance Binder Fee to Epsilon Title Co.		<b>\$300.00</b>	<b>\$200.00</b>		
Title - Lenders Coverage Premium to Epsilon Title Co.		<b>\$500.00</b>			
<b>7.8 D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>7.8.1</b>	<b>\$4,325.50</b>			
<b>7.9</b> Loan Costs Subtotals (A + B + C)	<b>7.9.2</b>	<b>\$4,085.50</b>	<b>7.9.2</b>	<b>\$240.00</b>	
<b>8.0</b>					
<b>Other Costs</b>					
<b>8.1 E. Taxes and Other Government Fees</b>	<b>8.1.1</b>	<b>\$130.00</b>			
<b>8.2</b> Recording Fees <b>8.2</b> Deed: <b>8.2.1</b> <b>\$40.00</b> <b>8.2</b> Mortgage <b>8.2.1</b> <b>\$90.00</b>	<b>8.2.2</b>	<b>\$130.00</b>	<b>8.2.3</b>	<b>8.2.4</b>	<b>8.2.5</b>
<b>8.3</b> Transfer Tax <b>8.3.1</b> to New York	<b>8.3.2</b>		<b>8.3.3</b>	<b>8.3.4</b>	<b>8.3.5</b>
<b>8.4 F. Prepays</b>	<b>8.4.1</b>	<b>2,328.46</b>			
<b>8.5</b> Homeowner's Insurance Premium <b>8.5.1</b> (12 mo.) to Insurance Co.	<b>8.5.2</b>	<b>\$1,209.96</b>	<b>8.5.3</b>	<b>8.5.4</b>	<b>8.5.5</b>
<b>8.6</b> Mortgage Insurance Premium <b>8.6.1</b> ( mo.)	<b>8.6.2</b>		<b>8.6.3</b>	<b>8.6.4</b>	<b>8.6.5</b>
<b>8.7</b> Prepaid Interest <b>8.7.1</b> (\$15.50 per day from 11/14/25 to 11/30/25)	<b>8.7.2</b>	<b>\$263.50</b>	<b>8.7.3</b>	<b>8.7.4</b>	<b>8.7.5</b>
<b>8.8</b> Property Taxes <b>8.8.1</b> (5 mo.) to Anytown	<b>8.8.2</b>	<b>\$375.00</b>	<b>8.8.3</b>	<b>8.8.4</b>	<b>8.8.5</b>
<b>8.9</b> County Property Taxes <b>8.9.1</b> (6 mo.) to Any County USA	<b>8.9.2</b>	<b>\$480.00</b>	<b>8.9.3</b>	<b>8.9.4</b>	<b>8.9.5</b>
<b>8.10 G. Initial Escrow Payment at Closing</b>	<b>8.10.1</b>	<b>\$455.83</b>			
<b>8.11</b> Homeowner's Insurance <b>8.11.1</b> (\$100.83 per month for 2 mo.)	<b>8.11.2</b>	<b>\$201.66</b>		<b>8.11.4</b>	<b>8.11.6</b>
<b>8.12</b> Mortgage Insurance <b>8.12.1</b>	<b>8.12.2</b>			<b>8.12.4</b>	<b>8.12.6</b>
<b>8.13</b> Property Taxes <b>8.13.1</b> (\$75.00 per month for 2 mo.)	<b>8.13.2</b>	<b>\$150.00</b>		<b>8.13.4</b>	<b>8.13.6</b>
<b>8.14</b> County Property Taxes <b>8.14.1</b> (\$80.00 per month for 3 mo.)	<b>8.14.2</b>	<b>\$240.00</b>		<b>8.14.4</b>	<b>8.14.6</b>
<b>8.15</b> Aggregate Adjustment	<b>8.15.2</b>	<b>\$135.83</b>			
<b>8.16 H. Other</b>	<b>8.16.1</b>	<b>\$1,600.00</b>			<b>8.17.6</b>
<b>8.17 Attorney - Borrower Fee</b> <b>8.17.1</b> to Lawyers Express	<b>8.17.2</b>		<b>8.17.3</b>	<b>\$250.00</b>	<b>8.17.4</b>
HOA Capital Contribution to HOA Acre Inc.		<b>\$650.00</b>			
Home Warranty Fee to XYZ Warranty Inc.				<b>\$450.00</b>	
Real Estate Commission Buyer's Broker to Omega Real Estate Brokers, Inc.				<b>\$5,400.00</b>	
Real Estate Commission Seller's Broker to Alpha Real Estate Brokers, Inc.				<b>\$5,400.00</b>	
Title - Owners Coverage Premium (optional) to Epsilon Title Co.		<b>\$700.00</b>			
<b>8.18 I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>8.18.1</b>	<b>\$4,514.29</b>			
<b>8.19</b> Other Costs Subtotals (E + F + G + H)	<b>8.19.2</b>	<b>\$4,264.29</b>	<b>8.19.3</b>	<b>\$250.00</b>	
<b>9.1 J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>9.1.1</b>	<b>\$8,839.79</b>			
<b>9.2</b> Closing Costs Subtotals (D + I)	<b>9.2.2</b>	<b>\$8,349.79</b>	<b>9.2.3</b>	<b>\$490.00</b>	
<b>9.3</b> Lender Credits <b>9.3.1</b> Tolerance Cure \$	<b>9.3.2</b>	<b>-\$0.00</b>			

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 \$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 (Purchase)/Funds from Borrower (Non-Purchase)	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 Credit 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 and L
10.9 Cash to Close	10.9.1 \$34,054.00	10.9.2 \$17,634.79		

### 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	\$193,424.79
11.1 Sale Price of Property	11.1.1	\$180,000.00
11.2 Sale Price of Any Personal Property Included in Sale	11.2.1	\$5,000.00
11.3 Closing Costs Paid at Closing (J)	11.3.1	\$8,349.79
11.4	11.4.1	
11.5 Adjustments		
11.5.2	11.5.3	
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	\$175,790.00
12.1 Deposit	12.1.1	\$10,000.00
12.2 Loan Amount	12.2.1	\$144,000.00
12.3 Existing Loan(s) Assumed or Taken Subject to	12.3.1	
12.4 Second Loan (Principal Balance \$19,000)	12.4.1	\$18,000.00
12.5 Seller Credit	12.5.1	\$2,500.00
12.6 Other Credits		
12.6.2 Rebate from Epsilon Title Co.	12.6.3	\$750.00
12.7 Adjustments		
12.7.2	12.7.3	
12.7.4 Adjustments for Items Unpaid by Seller		
12.8 City/Town Taxes 7/15/25 to 11/13/25	12.8.1	\$300.00
12.9 County Taxes 8/15/25 to 11/13/25	12.9.1	\$240.00
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	\$193,424.79
13.2 Total Paid Already by or on behalf of Borrower at Closing (L)	13.2.1	-\$175,790.00
13.3 Cash to Close <input checked="" type="checkbox"/> From (if +) • To (if -) Borrower	13.3.1	\$17,634.79

#### 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	
Additional Items 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	
Additional Items to	
CALCULATION	
Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	
Cash to Close • From • To Seller	



## 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 12345-6789**

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>\$3,069.96</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>\$455.83</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>\$255.83</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.



**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 your 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.

**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) (Selling)	23.0.4 Real Estate Broker (S) (Listing)	23.0.5 Settlement Agent
23.1 Name	23.1.1 Ficus Bank	23.1.2 We R Mortgage Brokers	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 5432 Front St. Anytown, NY 12345	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 222222			
23.4 ST License ID					23.4.5 876543
23.5 Contact	23.5.1 Joe Smith	23.5.2 Jane Rogerson	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 234567			
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 jane_rogerson@wrmb.com	23.8.3 sam@omegareb.biz	23.8.4 mcain@alphareb.biz	23.8.5 sarah@epsilontitle.com
23.9 Phone	23.9.1 123-456-7890	23.9.2 234-567-9801	23.9.3 123-555-1717	23.9.4 321-555-7171	23.9.5 987-555-4321