



Know before you close.

# The New Loan Estimate & Closing Disclosure Explained

A look at the different sections of each new form and explanations of each page.

<http://cfpb.fntic.com/>

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 **Fidelity National Title**  
Know before you close.  
Your CFPB readiness partner - every step of the way.



- **Dodd-Frank Act**

- Created Consumer Financial Protection Bureau

- Purpose: “Protect consumers by carrying out Federal consumer financial laws.”

- Mandate on RESPA/TILA disclosures

- Replace the existing disclosures required by RESPA and TILA with a single disclosure.



- **CFPB Goals**

- Improved consumer understanding

- Risk factors
- Short-term and long-term costs
- Monthly payments

- Better comparison shopping

- Comparisons of competing loan offers
- Shopping for closing costs



- **CFPB Goals Continued**

- Avoid costly surprises at the closing table
  - Easier comparisons of the estimated and final loan terms of the loan
  - More time to consider choices
  - Limits on closing cost increases



Know before you close.

# Five Things Attorneys Need to Know Before August 2015

Straight talk about how to have a smooth transition to the new CFPB regulations and forms.

## Five Things to Know Before August 1, 2015

- What Transactions Are Affected And Exempt?
- What Are The New Forms Being Introduced?
- How Will The Timing Of A Closing Be Impacted?
- How Will The Communication Of Fees And Figures Be Handled?
- How Are Title Charges Reflected On The New Forms?

By now you have heard of CFPB, but the question still remains, "How will it impact me?" So, we have put together some general information about the new rules and forms, as well as, the impact these will have on both the loan process and the closing of the transaction. With the changes just around the corner (August 1, 2015) we want to work with you to make sure we are all ready for the change.

### 1. What Transaction Types Are Affected and Exempt?


The new rules and the new forms apply to all closed-end consumer credit transactions secured by real property, other than reverse mortgages, which include the following types of loans:

- Purchase money
- Refinance
- 25 acres or less
- Vacant-land
- Construction-only
- Timeshare

Consumer loans exempted from the new rules and forms are:

- Reverse Mortgages
- Home Equity Lines of Credit (HELOCs)
- Chattel-Dwelling/Mobile Home Only Loans
- Creditors who originate less than 5 loans in a calendar year

The portions of Truth-in-Lending Act (TILA) and Real Estate Settlement Procedures Act (RESPA) governing



- **Applicable Loans**

- Final rule applies to most consumer mortgages,

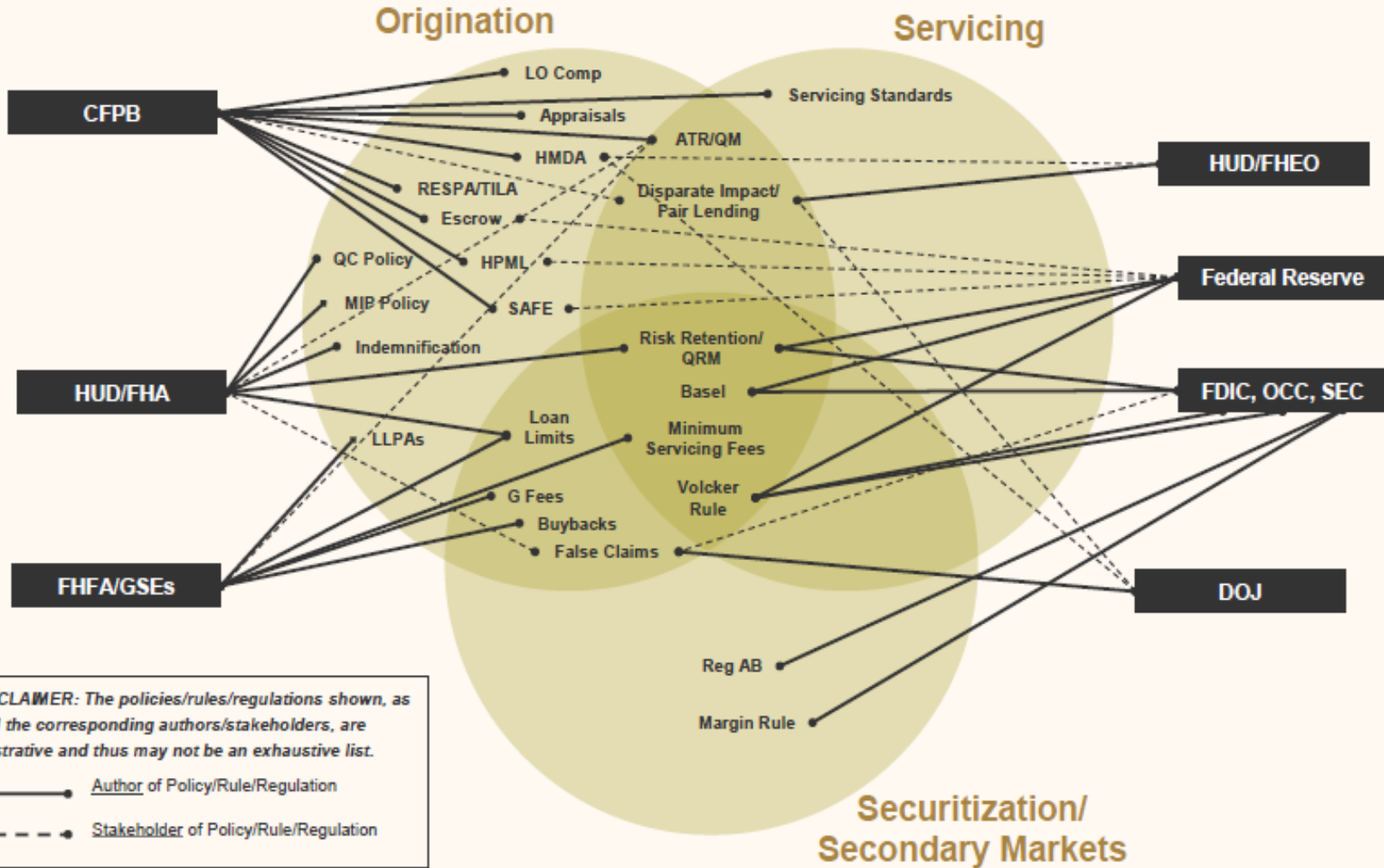
- EXCEPT:

- Home-equity lines of credit
      - Reverse mortgages
      - Mortgages secured by a mobile home or dwelling not attached to land

# The Regulatory Ecosystem

...for what has become a very complicated web of relationships and interdependencies.

# MBA



**DISCLAIMER:** The policies/rules/regulations shown, as well as the corresponding authors/stakeholders, are illustrative and thus may not be an exhaustive list.

- Author of Policy/Rule/Regulation
- - - -●- Stakeholder of Policy/Rule/Regulation



# Know before you close.





## • Loan Estimate

- Three pages long
  - Combines early two-page TIL and three-page GFE
- Who provides?
  - Two options: lender or mortgage broker
- When?
  - Within three days of application
- Still subject to tolerances

## • Closing Disclosure

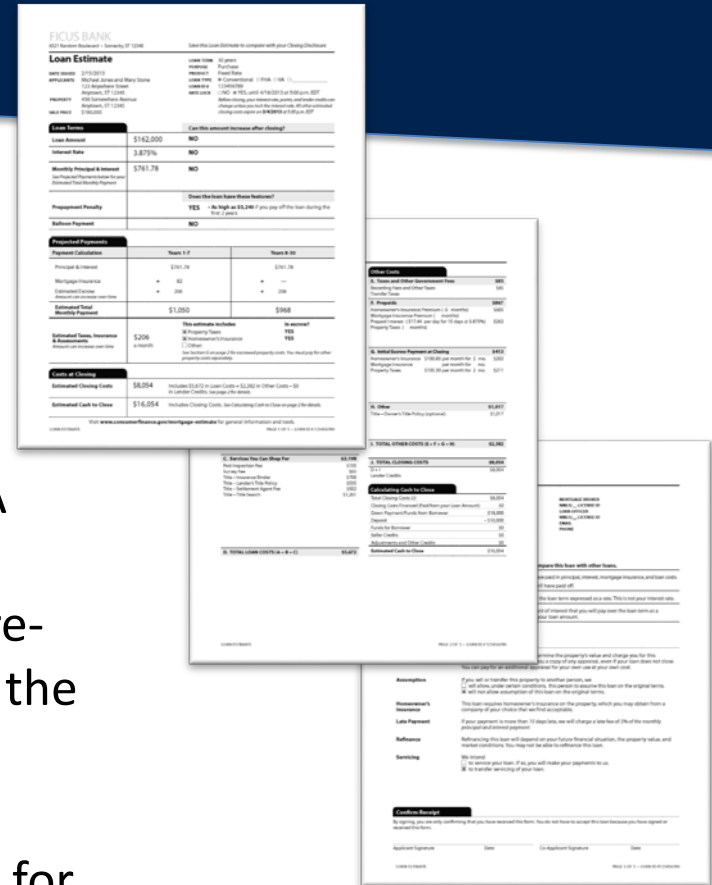
- Five pages long
  - Combines three-page HUD-1 and final two-page TIL
- Who provides?
  - Two options: lender or combination of lender and settlement agent
- When?
  - Three days before closing
  - Exceptions



# Know before you close.

## Loan Estimate | At-a-Glance

- The new form is 3 pages long
- New form replaces the GFE and Early TILA
- The creditor is not allowed to revise and re-disclose if charges go up or down prior to the closing
- Creditor errors are not legitimate reasons for revising Loan Estimates



# Loan Estimate | pg.1

- Basic Information
- Loan Terms
- Projected Payments
- Costs at Closing

## FICUS BANK

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

### Loan Estimate

DATE ISSUED 2/15/2013  
 APPLICANTS Michael Jones and Mary Stone  
 123 Anywhere Street  
 Anytown, ST 12345  
 PROPERTY 456 Somewhere Avenue  
 Anytown, ST 12345  
 SALE PRICE \$180,000

LOAN TERM 30 years  
 PURPOSE Purchase  
 PRODUCT Fixed Rate  
 LOAN TYPE  Conventional  FHA  VA   
 LOAN ID # 123456789  
 RATE LOCK  NO  YES, until 4/16/2013 at 5:00 p.m. EDT  
*Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/4/2013 at 5:00 p.m. EDT*

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO
Does the loan have these features?		
Prepayment Penalty	YES	As high as \$3,240 if you pay off the loan during the first 2 years
Balloon Payment	NO	

Projected Payments			
Payment Calculation	Years 1-7		Years 8-30
Principal & Interest	\$761.78		\$761.78
Mortgage Insurance	+ 82		+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206		+ 206
<b>Estimated Total Monthly Payment</b>	<b>\$1,050</b>		<b>\$968</b>
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$206 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	<b>In escrow?</b> YES YES

Costs at Closing	
Estimated Closing Costs	\$8,054 Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$16,054 Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

LOAN ESTIMATE

PAGE 1 OF 3 • LOAN ID # 123456789



# The Loan Estimate

## Loan Estimate

DATE ISSUED 2/15/2013  
 APPLICANTS Michael Jones and Mary Stone  
 123 Anywhere Street  
 Anytown, ST 12345  
 PROPERTY 456 Somewhere Avenue  
 Anytown, ST 12345  
 SALE PRICE \$180,000

LOAN TERM 30 years  
 PURPOSE Purchase  
 PRODUCT Fixed Rate  
 LOAN TYPE  Conventional  FHA  VA  \_\_\_\_\_  
 LOAN ID # 123456789  
 RATE LOCK  NO  YES, until 4/16/2013 at 5:00 p.m. EDT

*Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/4/2013 at 5:00 p.m. EDT*

**Basic Transaction Information**

### Loan Terms

		Can this amount increase after closing?
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO
		Does the loan have these features?
Prepayment Penalty		YES • As high as \$3,240 if you pay off the loan during the first 2 years

**Basic Loan Terms**



# The Loan Estimate

## Projected Payments

Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206	+ 206
<b>Estimated Total Monthly Payment</b>	<b>\$1,050</b>	<b>\$968</b>

**Information about the New Monthly Mortgage Payment**

**Estimated Taxes, Insurance & Assessments**  
*Amount can increase over time*

\$206  
a month

**This estimate includes**

- Property Taxes
- Homeowner's Insurance
- Other:

**In escrow?**

YES  
YES

*See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.*

## Costs at Closing

**Estimates amount borrower will need at closing**

Estimated Closing Costs	\$8,054	Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$16,054	Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

# Loan Estimate | pg.2

- Loan Costs
- Other Costs
- Calculating Cash to Close

## Closing Cost Details

Loan Costs		Other Costs	
<b>A. Origination Charges</b> <b>\$1,802</b>		<b>E. Taxes and Other Government Fees</b> <b>\$85</b>	
.25 % of Loan Amount (Points)	\$405	Recording Fees and Other Taxes	\$85
Application Fee	\$300	Transfer Taxes	
Underwriting Fee	\$1,097		
<b>B. Services You Cannot Shop For</b> <b>\$672</b>		<b>F. Prepays</b> <b>\$867</b>	
Appraisal Fee	\$405	Homeowner's Insurance Premium ( 6 months)	\$605
Credit Report Fee	\$30	Mortgage Insurance Premium ( months)	
Flood Determination Fee	\$20	Prepaid Interest ( \$17.44 per day for 15 days @ 3.875%)	\$262
Flood Monitoring Fee	\$32	Property Taxes ( months)	
Tax Monitoring Fee	\$75		
Tax Status Research Fee	\$110		
<b>C. Services You Can Shop For</b> <b>\$3,198</b>		<b>G. Initial Escrow Payment at Closing</b> <b>\$413</b>	
Pest Inspection Fee	\$135	Homeowner's Insurance \$100.83 per month for 2 mo.	\$202
Survey Fee	\$65	Mortgage Insurance per month for mo.	
Title – Insurance Binder	\$700	Property Taxes \$105.30 per month for 2 mo.	\$211
Title – Lender's Title Policy	\$535		
Title – Settlement Agent Fee	\$502		
Title – Title Search	\$1,261		
<b>D. TOTAL LOAN COSTS (A + B + C)</b> <b>\$5,672</b>		<b>H. Other</b> <b>\$1,017</b>	
		Title – Owner's Title Policy (optional)	\$1,017
		<b>I. TOTAL OTHER COSTS (E + F + G + H)</b> <b>\$2,382</b>	
		<b>J. TOTAL CLOSING COSTS</b> <b>\$8,054</b>	
		D + I	\$8,054
		Lender Credits	
		<b>Calculating Cash to Close</b>	
		Total Closing Costs (J)	\$8,054
		Closing Costs Financed (Paid from your Loan Amount)	\$0
		Down Payment/Funds from Borrower	\$18,000
		Deposit	– \$10,000
		Funds for Borrower	\$0
		Seller Credits	\$0
		Adjustments and Other Credits	\$0
		<b>Estimated Cash to Close</b>	<b>\$16,054</b>



# The Loan Estimate

## Alphabetical Order

- Cost descriptions in each section must be listed in alphabetical order

## Title Insurance and Settlement Charges

- The description of each fee related to title insurance or settlement (escrow) must be preceded by "Title --"

## Lender's Title Insurance – Purchase Transactions

- Must show the full Loan Policy Rate, NOT the simultaneous issue rate often charged when an Owner's policy is also issued

Closing Cost Details	
<b>Loan Costs</b>	
<b>A. Origination Charges</b>	
.25 % of Loan Amount (Points)	
Application Fee	
Underwriting Fee	
<b>B. Services You Cannot Shop For</b>	
Appraisal Fee	
Credit Report Fee	
Flood Determination Fee	
Flood Monitoring Fee	
Tax Monitoring Fee	
Tax Status Research Fee	
<b>C. Services You Can Shop For</b>	
Post Inspection Fee	
Survey Fee	
Title – Insurance Binder	
Title – Lender's Title Policy	
Title – Settlement Agent Fee	
Title – Title Search	
<b>D. TOTAL LOAN COSTS (A + B + C)</b>	
LOAN ESTIMATE	

Loan Costs	
<b>A. Origination Charges</b>	
<b>\$1,802</b>	
.25 % of Loan Amount (Points)	\$405
Application Fee	\$300
Underwriting Fee	\$1,097
<b>B. Services You Cannot Shop For</b>	
<b>\$672</b>	
Appraisal Fee	\$405
Credit Report Fee	\$30
Flood Determination Fee	\$20
Flood Monitoring Fee	\$32
Tax Monitoring Fee	\$75
Tax Status Research Fee	\$110
<b>C. Services You Can Shop For</b>	
<b>\$3,198</b>	
Post Inspection Fee	\$135
Survey Fee	\$65
Title – Insurance Binder	\$700
Title – Lender's Title Policy	\$535
Title – Title Search	\$1,261
Title – Settlement Agent Fee	\$502
<b>D. TOTAL LOAN COSTS (A + B + C)</b>	
<b>\$5,672</b>	



# The Loan Estimate

## Owner's Title Insurance Rules

- If to be paid by borrower, must show "(optional)" in description
- Actual Charge not shown - for simultaneous issue, owner's rate = Owner's Rate + Simultaneous Issue  
Loan rate – Full Loan rate

Closing Cost Details	
<b>Loan Costs</b>	
<b>A. Origination Charges</b> \$1,000	
.25 % of Loan Amount (Points)	\$0
Application Fee	\$0
Underwriting Fee	\$1,000
<b>B. Services You Cannot Shop For</b> \$0	
Appraisal Fee	\$0
Credit Report Fee	\$0
Flood Determination Fee	\$0
Flood Monitoring Fee	\$0
Tax Monitoring Fee	\$0
Tax Status Research Fee	\$0
<b>C. Services You Can Shop For</b> \$3,000	
Post Inspection Fee	\$0
Survey Fee	\$0
Title – Insurance Binder	\$0
Title – Lender's Title Policy	\$0
Title – Settlement Agent Fee	\$0
Title – Title Search	\$3,000
<b>D. TOTAL LOAN COSTS (A + B + C)</b> \$5,000	

LOAN ESTIMATE

Other Costs	
<b>E. Taxes and Other Government Fees</b> \$85	
Recording Fees and Other Taxes	\$85
Transfer Taxes	\$0
<b>F. Prepaids</b> \$867	
Homeowner's Insurance Premium ( _6_ months)	\$605
Mortgage Insurance Premium ( _0_ months)	\$0
Prepaid Interest ( \$17.44 per day for 15 days @ 3.875%)	\$262
Property Taxes ( _0_ months)	\$0
<b>G. Initial Escrow Payment at Closing</b> \$413	
Homeowner's Insurance \$100.83 per month for 2 mo.	\$202
Mortgage Insurance per month for mo.	\$0
Property Taxes \$105.30 per month for 2 mo.	\$211
<b>H. Other</b> \$1,017	
Title – Owner's Title Policy (optional)	\$1,017
<b>I. TOTAL OTHER COSTS (E + F + G + H)</b> \$2,382	
<b>J. TOTAL CLOSING COSTS</b> \$8,054	
D + I	\$8,054
Lender Credits	\$0
<b>Calculating Cash to Close</b>	
Total Closing Costs (J)	\$8,054
Closing Costs Financed (Included in Loan Amount)	\$0
Down Payment/Funds from Borrower	\$18,000
Deposit	– \$10,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
<b>Estimated Cash to Close</b>	<b>\$16,054</b>



# Loan Estimate | pg.3

- Comparisons
- Other Considerations
- Confirm Receipt

## Additional Information About This Loan

LENDER	Ficus Bank	MORTGAGE BROKER
NMLS/___ LICENSE ID		NMLS/___ LICENSE ID
LOAN OFFICER	Joe Smith	LOAN OFFICER
NMLS/___ LICENSE ID	12345	NMLS/___ LICENSE ID
EMAIL	joesmith@ficusbank.com	EMAIL
PHONE	123-456-7890	PHONE

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$56,582 \$15,773	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	4.274%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	69.45%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

## Other Considerations

**Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

**Assumption** If you sell or transfer this property to another person, we  
 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.

**Homeowner's Insurance** This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.

**Late Payment** If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment.

**Refinance** Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

**Servicing** We intend  
 to service your loan. If so, you will make your payments to us.  
 to transfer servicing of your loan.

## Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

Co-Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

LOAN ESTIMATE

PAGE 3 OF 3 • LOAN ID #123456789



# The Loan Estimate

Additional Information About This Loan		
LENDER	Ficus Bank	MORTGAGE BROKER
NMLS/LICENSE ID		NMLS/LICENSE ID
LOAN OFFICER	Joe Smith	LOAN OFFICER
NMLS ID	12345	NMLS ID
EMAIL	joesmith@ficusbank.com	EMAIL
PHONE	123-456-7890	PHONE

LENDER	Ficus Bank	MORTGAGE BROKER	<p><b>Various specific Loan calculations, including <u>APR</u>, required under TILA, RESPA or Dodd-Frank</b></p>
NMLS/ __ LICENSE ID		NMLS/ __ LICENSE ID	
LOAN OFFICER	Joe Smith	LOAN OFFICER	
NMLS/ __ LICENSE ID	12345	NMLS/ __ LICENSE ID	
EMAIL	joesmith@ficusbank.com	EMAIL	
PHONE	123-456-7890	PHONE	

Comparisons	Use these measures to compare this loan with other loans.	
<b>In 5 Years</b>	\$56,582	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$15,773	Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	4.274%	Your costs over the loan term expressed as a rate. This is not your interest rate.
<b>Total Interest Percentage (TIP)</b>	69.45%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Confirm Receipt			
By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.			
Applicant Signature	Date	Co-Applicant Signature	Date



# The Loan Estimate

## Additional Information About This Loan

### Other Considerations

#### Appraisal

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

#### Assumption

If you sell or transfer this property to another person, we  
 will allow, under certain conditions, this person to assume this loan on the original terms.  
 will not allow this person to assume this loan on the original terms.

#### Homeowner's Insurance

This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.

#### Late Payment

If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment.

#### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

#### Servicing

We intend  
 to service your loan. If so, you will make your payments to us.  
 to transfer servicing of your loan.

### Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature

Date

Co-Applicant Signature

Date

s.  
page insurance, and loan costs.  
This is not your interest rate.  
er the loan term as a  
charge you for this  
if your loan does not close.  
wn cost.  
an on the original terms.  
rms.  
you may obtain from a  
e of 5% of the monthly  
n, the property value, and  
ecause you have signed or  
Date



# The Loan Estimate

## Receiving the Loan Estimate

- Lender must deliver within three business days of the lender's receipt of an "application"
- Application – automatically occurs when lender receives six pieces of information:
  - Borrower(s) Name(s)
  - Income
  - Social Security Number(s)
  - Property Address
  - Estimated Value of Property
  - Mortgage Loan Amount



# The Loan Estimate

## Receiving the Loan Estimate

- Except for credit report, no fees chargeable until after Loan Estimate is provided
- Lender must attach separate Provider List similar to that currently used with the GFE
  - Must include all services which the borrower may need for the transaction (not just items for loan)



# The Loan Estimate

## The Provider List

### Additional Details for Services You Can Shop For

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2).

Service Provider List		You can select these providers or shop for your own providers.	
Service	Estimate	Provider We Identified	Contact Information
Pest Inspection Fee	\$135	Pest Co.	Jane P. 123 Avenue A Anytown, ST 12345 janep@pestco.com 111-222-3333
Survey Fee	\$65	Surveyor LLC	Bill B. 456 Avenue B Anytown, ST 12341 billb@surveyorllc.com 111-333-4444
Survey Fee		Surveys Inc.	Charlie P. 654 Avenue C Anytown, ST 12340 charliep@surveysinc.com 111-333-2222
Title – Insurance Binder	\$650	Gamma Title Co.	Joanna C. 789 Avenue D Anytown, ST 12333 joannac@gammatitle.com 222-444-5555
Title – Lender's Title Insurance	\$500		
Title – Title Search	\$800		
Title – Settlement Agent Fee	\$500		
Title – Lender's Title Insurance	\$1,100	Delta Title Inc.	Frank F. 321 Avenue E Anytown, ST 12321 frankf@deltatitle.com 222-444-6666
Title – Other Title Services	\$1,000		
Title – Settlement Agent Fee	\$350		



# Know before you close.

## Closing Disclosure | At-a-Glance

- The new form is 5 pages long
- New form replaces the TILA and HUD-1
- One closing disclosure is required for each loan
- Charge descriptions on both the loan estimate and closing disclosure must match
- HUD-1 line numbers are no longer used !

The form is titled "Closing Disclosure" and contains the following sections:

- Closing Information:** Includes Loan Estimate Number, Loan Estimate Date, Loan Estimate Version, and Loan Estimate Type.
- Transaction Information:** Includes Branch, Address, City, State, Zip, and Date of Closing.
- Loan Information:** Includes Loan Type, Loan Amount, and Loan Term.
- Loan Terms:** Includes Loan Amount, Annual Percentage Rate, Monthly Principal & Interest, and Prepayment Penalty.
- Projected Payments:** Includes Payment Schedule, Estimated Total Monthly Payment, and Estimated Total.
- Closing Costs:** Includes Closing Costs, Cash to Close, and Cash to Open.



Know before you close.

## Closing Disclosure | At-a-Glance

- No roll-up of charges in any section – itemization required for all charges
- No disclosure of title agent / underwriter split
- No side-by-side *itemized* comparison of estimated charges to actual
- Loan charges can be charged directly to seller if seller agreed to pay per contract
- FHA/VA non-allowable charges can be charged directly to the seller



## Closing Disclosure: General Contents (§ 1026.38)

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- Page 1: General
  - Information, Loan Terms, Projected Payments, Costs at Closing
- Page 2: Costs
  - Loan Costs, Other Costs
- Page 3: Cash to Close and Summaries
  - Calculating Cash to Close, Summaries of Transactions
- Page 4: Additional Loan Information
  - Loan Disclosures, Escrow Account, AP and AIR Tables (when applicable)
- Page 5: Other Information
  - Loan Calculations, Other Disclosures, Contact Information, Confirm Receipt

## Closing Disclosure: Differences from Existing Disclosures

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- Mostly the same information, presented in a different format
- Page 1 mirrors the Loan Estimate's Page 1
- Costs itemized with columns indicating party and timing of payment on Page 2
- Added information to show changes to costs and how cash to close was calculated on Page 3
- “Fed Box” disclosures and more contact information for the consumer on page 5
- Signature of consumer to confirm receipt is permitted

# Closing Disclosure | pg.1

- Basic Information
- Loan Terms
- Projected Payments
- Costs at Closing

## Closing Disclosure

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

### Closing Information

Date Issued 4/15/2013  
 Closing Date 4/15/2013  
 Disbursement Date 4/15/2013  
 Settlement Agent Epsilon Title Co.  
 File # 12-3456  
 Property 456 Somewhere Ave  
 Anytown, ST 12345  
 Sale Price \$180,000

### Transaction Information

Borrower Michael Jones and Mary Stone  
 123 Anywhere Street  
 Anytown, ST 12345  
 Seller Steve Cole and Amy Doe  
 321 Somewhere Drive  
 Anytown, ST 12345  
 Lender Ficus Bank

### Loan Information

Loan Term 30 years  
 Purpose Purchase  
 Product Fixed Rate  
 Loan Type  Conventional  FHA  
 VA   
 Loan ID # 123456789  
 MIC # 000654321

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO
Does the loan have these features?		
Prepayment Penalty	YES	• As high as \$3,240 if you pay off the loan during the first 2 years
Balloon Payment	NO	

Projected Payments			
Payment Calculation	Years 1-7		Years 8-30
Principal & Interest	\$761.78		\$761.78
Mortgage Insurance	+	82.35	+ —
Estimated Escrow <i>Amount can increase over time</i>	+	206.13	+ 206.13
<b>Estimated Total Monthly Payment</b>	<b>\$1,050.26</b>		<b>\$967.91</b>
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$356.13 a month	<b>This estimate includes</b>	
		<input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	
		<b>In escrow?</b>	
		YES	
		YES	
		NO	

Costs at Closing	
Closing Costs	\$9,712.10 Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs – \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$14,147.26 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.



# Close Disclosure

## Closing Disclosure | pg.1

### Basic Transaction Information

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

Closing Information		Transaction Information		Loan Information	
Date Issued	4/15/2013	Borrower	Michael Jones and Mary Stone	Loan Term	30 years
Closing Date	4/15/2013		123 Anywhere Street	Purpose	Purchase
Disbursement Date	4/15/2013		Anytown, ST 12345	Product	Fixed Rate
Settlement Agent	Epsilon Title Co.	Seller	Steve Cole and Amy Doe	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	12-3456		321 Somewhere Drive	<input type="checkbox"/> VA <input type="checkbox"/>	
Property	456 Somewhere Ave	Lender	Anytown, ST 12345	Loan ID #	123456789
	Anytown, ST 12345		Ficus Bank	MIC #	000654321
Sale Price	\$180,000				

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$162,000	NO

Closing Information		Transaction Information		Loan Information	
Date Issued	4/15/2013	Borrower	Michael Jones and Mary Stone	Loan Term	30 years
Closing Date	4/15/2013		123 Anywhere Street	Purpose	Purchase
Disbursement Date	4/15/2013		Anytown, ST 12345	Product	Fixed Rate
Settlement Agent	Epsilon Title Co.	Seller	Steve Cole and Amy Doe	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	12-3456		321 Somewhere Drive	<input type="checkbox"/> VA <input type="checkbox"/>	
Property	456 Somewhere Ave	Lender	Anytown, ST 12345	Loan ID #	123456789
	Anytown, ST 12345		Ficus Bank	MIC #	000654321
Sale Price	\$180,000				

Estimated Total Monthly Payment	\$1,050.26	\$967.91
Estimated Taxes, Insurance & Assessments <small>Amount can increase over time See page 4 for details</small>	\$356.13 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <small>See Escrow Account on page 4 for details. You must pay for other property costs separately.</small>
<b>Costs at Closing</b>		
Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$14,147.26	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.



# Close Disclosure

## Closing Disclosure | pg.1

### Description of Basic Loan Terms

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

Closing Information		Transaction Information		Loan Information	
Date Issued	4/15/2013	Borrower	Michael Jones and Mary Stone	Loan Term	30 years
Closing Date	4/15/2013		123 Anywhere Street	Purpose	Purchase
Disbursement Date	4/15/2013		Anytown, ST 12345	Product	Fixed Rate
Settlement Agent	Epsilon Title Co.	Seller	Steve Cole and Amy Doe	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	12-3456		321 Somewhere Drive		<input type="checkbox"/> VA <input type="checkbox"/> _____
Property	456 Somewhere Ave	Lender	Anytown, ST 12345	Loan ID #	123456789
	Anytown, ST 12345		Ficus Bank	MIC #	000654321
Sale Price	\$180,000				

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO
<b>Does the loan have these features?</b>		
Prepayment Penalty	YES • As high as \$3,240 if you pay off the loan during the first 2 years	
Balloon Payment	NO	

Costs at Closing		
Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$14,147.26	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

# Closing Disclosure | pg.1

## Information about the New Monthly Mortgage Payment

Closing Disclosure		
This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.		
Closing Information	Transaction Information	Loan Information
Date Issued: 4/15/2013	Borrower: Michael Jones and Mary Stone	Loan Term: 30 years
Closing Date: 4/15/2013	123 Anywhere Street	Purpose: Purchase
Disbursement Date: 4/15/2013	Anytown, ST 12345	Product: Fixed Rate
Settlement Agent: Epsilon Title Co.	Seller: Steve Cole and Amy Doe	Loan Type: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #: 12-3456	321 Somewhere Drive	

Projected Payments		
Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82.35	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206.13	+ 206.13
<b>Estimated Total Monthly Payment</b>	<b>\$1,050.26</b>	<b>\$967.91</b>

<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time</i> <i>See page 4 for details</i>	<b>\$356.13</b> a month	<b>This estimate includes</b>	<b>In escrow?</b>
		<input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	YES YES NO

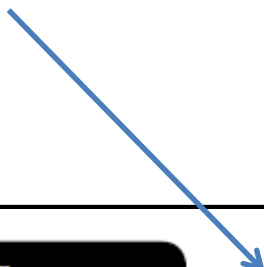
Amount includes monthly obligations on property even if not included in impound amount

Costs at Closing		
Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$14,147.26	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

CLOSING DISCLOSURE PAGE 1 OF 5 - LOAN ID # 123456789

# Closing Disclosure | pg.1

**Cash to Close** – shows the buyer/borrower the amount necessary for closing



Closing Disclosure			<i>This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.</i>		
<b>Closing Information</b>		<b>Transaction Information</b>		<b>Loan Information</b>	
Date Issued	4/15/2013	Borrower	Michael Jones and Mary Stone	Loan Term	30 years
Closing Date	4/15/2013		123 Anywhere Street	Purpose	Purchase
Disbursement Date	4/15/2013		Anytown, ST 12345	Product	Fixed Rate
Settlement Agent	Epsilon Title Co.	Seller	Steve Cole and Amy Doe	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	12-3456		321 Somewhere Drive	<input type="checkbox"/> VA <input type="checkbox"/>	
Property	456 Somewhere Ave	Lender	Anytown, ST 12345	Loan ID #	123456789
Sale Price	\$180,000		Ficus Bank	MIC #	000654321
<b>Loan Terms</b>		<b>Can this amount increase after closing?</b>			
Loan Amount	\$162,000	NO			
Interest Rate	3.875%	NO			
Monthly Principal & Interest	\$761.78	NO			

Costs at Closing	
Closing Costs	\$9,712.10 Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs – \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$14,147.26 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

Estimated Total Monthly Payment	\$1,050.26	\$967.91
Estimated Taxes, Insurance & Assessments <small>Amount can increase over time See page 4 for details</small>	\$356.13 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <small>See Escrow Account on page 4 for details. You must pay for other property costs separately.</small>
<b>Costs at Closing</b>		
Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs – \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$14,147.26	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

# Closing Disclosure | pg.2

- Loan Costs
- Other Costs

## Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>	<b>\$1,802.00</b>				
01 0.25 % of Loan Amount (Points)	\$405.00				
02 Application Fee	\$300.00				
03 Underwriting Fee	\$1,097.00				
04					
05					
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>	<b>\$236.55</b>				\$405.00
01 Appraisal Fee to John Smith Appraisers Inc.					
02 Credit Report Fee to Information Inc.		\$29.80			
03 Flood Determination Fee to Info Co.	\$20.00				
04 Flood Monitoring Fee to Info Co.	\$31.75				
05 Tax Monitoring Fee to Info Co.	\$75.00				
06 Tax Status Research Fee to Info Co.	\$80.00				
07					
08					
09					
10					
<b>C. Services Borrower Did Shop For</b>	<b>\$2,655.50</b>				
01 Pest Inspection Fee to Pests Co.	\$120.50				
02 Survey Fee to Surveys Co.	\$85.00				
03 Title - Insurance Binder to Epsilon Title Co.	\$650.00				
04 Title - Lender's Title Insurance to Epsilon Title Co.	\$500.00				
05 Title - Settlement Agent Fee to Epsilon Title Co.	\$500.00				
06 Title - Title Search to Epsilon Title Co.	\$800.00				
07					
08					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$4,694.05</b>				
Loan Costs Subtotals (A + B + C)	\$4,664.25	\$29.80			
<b>Other Costs</b>	<b>\$85.00</b>				
<b>E. Taxes and Other Government Fees</b>	<b>\$85.00</b>				
01 Recording Fees Deed: \$40.00 Mortgage: \$45.00	\$85.00				
02 Transfer Tax to Any State			\$950.00		
<b>F. Prepays</b>	<b>\$2,120.80</b>				
01 Homeowner's Insurance Premium ( 12 mo.) to Insurance Co.	\$1,209.96				
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest ( \$17.44 per day from 4/15/13 to 5/1/13 )	\$279.04				
04 Property Taxes ( 6 mo.) to Any County USA	\$631.80				
05					
<b>G. Initial Escrow Payment at Closing</b>	<b>\$412.25</b>				
01 Homeowner's Insurance \$100.83 per month for 2 mo.	\$201.66				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$105.30 per month for 2 mo.	\$210.60				
04					
05					
06					
07					
08 Aggregate Adjustment	-0.01				
<b>H. Other</b>	<b>\$2,400.00</b>				
01 HOA Capital Contribution to HOA Acrc Inc.	\$500.00				
02 HOA Processing Fee to HOA Acrc Inc.	\$150.00				
03 Home Inspection Fee to Engineers Inc.	\$750.00			\$750.00	
04 Home Warranty Fee to XYZ Warranty Inc.			\$450.00		
05 Real Estate Commission to Alpha Real Estate Broker			\$5,700.00		
06 Real Estate Commission to Omega Real Estate Broker			\$5,700.00		
07 Title - Owner's Title Insurance (optional) to Epsilon Title Co.	\$1,000.00				
08					
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$5,018.05</b>				
Other Costs Subtotals (E + F + G + H)	\$5,018.05				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$9,712.10</b>				
Closing Costs Subtotals (D + I)	\$9,682.30	\$29.80	\$12,800.00	\$750.00	\$405.00
Lender Credits					

CLOSING DISCLOSURE

PAGE 2 OF 5 - LOAN ID # 123456789



Know before you close.

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# Closing Disclosure | pg.2

## Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$1,802.00			

## Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>	<b>\$1,802.00</b>				
01 0.25 % of Loan Amount (Points)	\$405.00				
02 Application Fee	\$300.00				
03 Underwriting Fee	\$1,097.00				
04					
05					
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>	<b>\$236.55</b>				
01 Appraisal Fee to John Smith Appraisers Inc.					\$405.00
02 Credit Report Fee to Information Inc.		\$29.80			
03 Flood Determination Fee to Info Co.	\$20.00				
04 Flood Monitoring Fee to Info Co.	\$31.75				
05 Tax Monitoring Fee to Info Co.	\$75.00				
06 Tax Status Research Fee to Info Co.	\$80.00				
07					
08					
09					
10					
<b>C. Services Borrower Did Shop For</b>	<b>\$2,655.50</b>				
01 Pest Inspection Fee to Pests Co.	\$120.50				
02 Survey Fee to Surveys Co.	\$85.00				
03 Title – Insurance Binder to Epsilon Title Co.	\$650.00				
04 Title – Lender’s Title Insurance to Epsilon Title Co.	\$500.00				
05 Title – Settlement Agent Fee to Epsilon Title Co.	\$500.00				
06 Title – Title Search to Epsilon Title Co.	\$800.00				
07					
08					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$4,694.05</b>				
Loan Costs Subtotals (A + B + C)	\$4,664.25	\$29.80			

**Alphabetical Order**

**Cost Descriptions  
Must be substantially  
similar to description on  
Loan Estimate**

**“Title –” designation on all Title and Settlement Fees**

**Lender’s Title Rule**

# Closing Disclosure | pg.2

## Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>	<b>\$1,802.00</b>				
01 0.25 % of Loan Amount (Points)	\$405.00				

### Other Costs

#### E. Taxes and Other Government Fees

01 Recording Fees	Deed: \$40.00	Mortgage: \$45.00	\$85.00			
02 Transfer Tax	to Any State			\$950.00		\$405.00

#### F. Prepays

01 Homeowner's Insurance Premium ( 12 mo.) to Insurance Co.	\$1,209.96					
02 Mortgage Insurance Premium ( mo.)						
03 Prepaid Interest ( \$17.44 per day from 4/15/13 to 5/1/13 )	\$279.04					
04 Property Taxes ( 6 mo.) to Any County USA	\$631.80					
05						

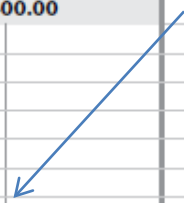
#### G. Initial Escrow Payment at Closing

01 Homeowner's Insurance \$100.83 per month for 2 mo.	\$201.66					
02 Mortgage Insurance per month for mo.						
03 Property Taxes \$105.30 per month for 2 mo.	\$210.60					
04						
05						
06						
07						

#### H. Other

01 HOA Capital Contribution to HOA Acre Inc.	\$500.00					
02 HOA Processing Fee to HOA Acre Inc.	\$150.00					
03 Home Inspection Fee to Engineers Inc.	\$750.00			\$750.00		
04 Home Warranty Fee to XYZ Warranty Inc.				\$450.00		
05 Real Estate Commission to Alpha Real Estate Broker				\$5,700.00		
06 Real Estate Commission to Omega Real Estate Broker				\$5,700.00		
07 Title - Owner's Title Insurance (optional) to Epsilon Title Co.	\$1,000.00					
08						

**Owner's Title Rule**



#### I. TOTAL OTHER COSTS (Borrower-Paid)

Other Costs Subtotals (E + F + G + H)	\$5,018.05					
---------------------------------------	------------	--	--	--	--	--

#### J. TOTAL CLOSING COSTS (Borrower-Paid)

Closing Costs Subtotals (D + I)	\$9,682.30	\$29.80	\$12,800.00	\$750.00	\$405.00	
Lender Credits						

# Closing Disclosure | pg.3

- Calculating Cash to Close
- Summaries of Transactions

Calculating Cash to Close		Use this table to see what has changed from your Loan Estimate.	
	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$8,054.00	\$9,712.10	YES - See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$29.80	YES - You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO
Deposit	-\$10,000.00	-\$10,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	-\$2,500.00	YES - See Seller Credits in Section L
Adjustments and Other Credits	\$0	-\$1,035.04	YES - See details in Sections K and L
<b>Cash to Close</b>	<b>\$16,054.00</b>	<b>\$14,147.26</b>	

Borrower's Transaction		Seller's Transaction	
<b>K. Due from Borrower at Closing \$189,762.30</b>		<b>M. Due to Seller at Closing \$180,080.00</b>	
01 Sale Price of Property	\$180,000.00	01 Sale Price of Property	\$180,000.00
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$9,682.30	03	
04		04	
<b>Adjustments</b>		05	
05		06	
06		07	
07		08	
<b>Adjustments for Items Paid by Seller in Advance</b>		<b>Adjustments for Items Paid by Seller in Advance</b>	
08 City/Town Taxes to		09 City/Town Taxes to	
09 County Taxes to		10 County Taxes to	
10 Assessments to		11 Assessments to	
11 HOA Dues 4/15/13 to 4/30/13	\$80.00	12 HOA Dues 4/15/13 to 4/30/13	\$80.00
12		13	
13		14	
14		15	
15		16	
<b>L. Paid Already by or on Behalf of Borrower at Closing \$175,615.04</b>		<b>N. Due from Seller at Closing \$115,665.04</b>	
01 Deposit	\$10,000.00	01 Excess Deposit	
02 Loan Amount	\$162,000.00	02 Closing Costs Paid at Closing (J)	\$12,800.00
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	\$100,000.00
05 Seller Credit	\$2,500.00	05 Payoff of Second Mortgage Loan	
<b>Other Credits</b>		06	
06 Rebate from Epsilon Title Co.	\$750.00	07	
07		08 Seller Credit	\$2,500.00
<b>Adjustments</b>		09	
08		10	
09		11	
10		12	
11		13	
<b>Adjustments for Items Unpaid by Seller</b>		<b>Adjustments for Items Unpaid by Seller</b>	
12 City/Town Taxes 1/1/13 to 4/14/13	\$365.04	14 City/Town Taxes 1/1/13 to 4/14/13	\$365.04
13 County Taxes to		15 County Taxes to	
14 Assessments to		16 Assessments to	
15		17	
16		18	
17		19	
<b>CALCULATION</b>		<b>CALCULATION</b>	
Total Due from Borrower at Closing (K)	\$189,762.30	Total Due to Seller at Closing (M)	\$180,080.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$175,615.04	Total Due from Seller at Closing (N)	-\$115,665.04
<b>Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower \$14,147.26</b>		<b>Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller \$64,414.96</b>	

CLOSING DISCLOSURE

PAGE 3 OF 5 • LOAN ID # 123456789



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# Closing Disclosure | pg.3

**Comparison Table** – shows the buyer/borrower a comparison of amounts from Loan Estimate v. Closing Disclosure

Calculating Cash to Close		Use this table to see what has changed from your Loan Estimate.	
	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$8,054.00	\$9,712.10	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	– \$29.80	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO
Deposit	– \$10,000.00	– \$10,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	– \$2,500.00	YES • See Seller Credits in Section L
Adjustments and Other Credits	\$0	– \$1,035.04	YES • See details in Sections K and L

Calculating Cash to Close		Use this table to see what has changed from your Loan Estimate.	
	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$8,054.00	\$9,712.10	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	– \$29.80	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO
Deposit	– \$10,000.00	– \$10,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	– \$2,500.00	YES • See Seller Credits in Section L
Adjustments and Other Credits	\$0	– \$1,035.04	YES • See details in Sections K and L
<b>Cash to Close</b>	<b>\$16,054.00</b>	<b>\$14,147.26</b>	

10		
11		
<b>Adjustments for Items Unpaid by Seller</b>		
12	City/Town Taxes 1/1/13 to 4/14/13	\$365.04
13	County Taxes to	
14	Assessments to	
15		
16		
17		
<b>CALCULATION</b>		
Total Due from Borrower at Closing (K)		\$189,262.30
Total Paid Already by or on Behalf of Borrower at Closing (L) – \$175,615.04		
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		<b>\$14,147.26</b>

12		
13		
<b>Adjustments for Items Unpaid by Seller</b>		
14	City/Town Taxes 1/1/13 to 4/14/13	\$365.04
15	County Taxes to	
16	Assessments to	
17		
18		
19		
<b>CALCULATION</b>		
Total Due to Seller at Closing (M)		\$180,080.00
Total Due from Seller at Closing (N) – \$115,665.04		
<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		<b>\$64,414.96</b>

# Closing Disclosure | pg.3

**Summary of Transactions –**  
 a summary of the transaction similar to page 1  
 of the HUD-1 Settlement form

## Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (I)	\$8,054.00	\$9,712.10	YES - See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$29.80	YES - You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO
Deposit	-\$10,000.00	-\$10,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	-\$2,500.00	YES - See Seller Credits in Section L
Adjustments and Other Credits	\$0	-\$1,035.04	YES - See details in Sections K and L
<b>Cash to Close</b>	<b>\$16,054.00</b>	<b>\$14,147.26</b>	

## Summary of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
<b>K. Due from Borrower at Closing</b>	<b>\$189,762.30</b>	<b>M. Due to Seller at Closing</b>	<b>\$180,000.00</b>
01 Sale Price of Property	\$180,000.00	01 Sale Price of Property	\$180,000.00
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (I)	\$9,682.30	03	
04		04	
<b>Adjustments</b>		05	
05		06	
06		07	
07		08	
<b>Adjustments for Items Paid by Seller in Advance</b>		<b>Adjustments for Items Paid by Seller in Advance</b>	
08 City/Town Taxes to		09 City/Town Taxes to	
09 County Taxes to		10 County Taxes to	
10 Assessments to		11 Assessments to	
11 HOA Dues 4/15/13 to 4/30/13	\$80.00	12 HOA Dues 4/15/13 to 4/30/13	\$80.00
12		13	
13		14	
14		15	
15		16	
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	<b>\$175,615.04</b>	<b>N. Due from Seller at Closing</b>	<b>\$115,665.04</b>
01 Deposit	\$10,000.00	01 Excess Deposit	
02 Loan Amount	\$162,000.00	02 Closing Costs Paid at Closing (J)	\$12,800.00
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	\$100,000.00
05 Seller Credit	\$2,500.00	05 Payoff of Second Mortgage Loan	
<b>Other Credits</b>		06	
06 Rebate from Epsilon Title Co.	\$750.00	07	
07		08 Seller Credit	\$2,500.00
<b>Adjustments</b>		09	
08		10	
09		11	
10		12	
11		13	
<b>Adjustments for Items Unpaid by Seller</b>		<b>Adjustments for Items Unpaid by Seller</b>	
12 City/Town Taxes 1/1/13 to 4/14/13	\$365.04	14 City/Town Taxes 1/1/13 to 4/14/13	\$365.04
13 County Taxes to		15 County Taxes to	
14 Assessments to		16 Assessments to	
15		17	
16		18	
17		19	
<b>CALCULATION</b>		<b>CALCULATION</b>	
Total Due from Borrower at Closing (K)	\$189,762.30	Total Due to Seller at Closing (M)	\$180,000.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$175,615.04	Total Due from Seller at Closing (N)	-\$115,665.04
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$14,147.26</b>	<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>\$64,414.96</b>



Know before you close.

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# Closing Disclosure | pg.4

**Loan Disclosures – contains various lender disclosures required under TILA, RESPA or Dodd-Frank**

## Additional Information About This Loan

### Loan Disclosures

#### 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.

#### 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.

#### 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.

#### 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.

#### 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.

#### Security Interest

You are granting a security interest in  
456 Somewhere Ave., Anytown, ST 12345

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

#### Escrow Account

For now, your loan

- 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	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: <i>Homeowner's Insurance</i> <i>Property Taxes</i>
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: <i>Homeowner's Association Dues</i>  You may have other property costs.
Initial Escrow Payment	\$412.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

- 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		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

#### 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.



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# Closing Disclosure | pg.5

## Loan Calculations –


Various specific Loan calculations, including Finance Charge and APR, required under TILA, RESPA or Dodd-Frank

## Other Disclosures –

Various lender disclosures required under TILA, RESPA or Dodd-Frank

## Contact Information –

## Confirm Receipt –

Loan Calculations		Other Disclosures			
<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.	\$285,803.36	<b>Appraisal</b> 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.			
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$118,830.27	<b>Contract Details</b> See your note and security instrument for information about <ul style="list-style-type: none"> <li>• what happens if you fail to make your payments,</li> <li>• what is a default on the loan,</li> <li>• situations in which your lender can require early repayment of the loan, and</li> <li>• the rules for making payments before they are due.</li> </ul>			
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$162,000.00	<b>Liability after Foreclosure</b> If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan, <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> 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.</li> <li><input type="checkbox"/> state law does not protect you from liability for the unpaid balance.</li> </ul>			
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	4.174%	<b>Refinance</b> Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.			
<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.	69.46%	<b>Tax Deductions</b> 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.			
 <p><b>Questions?</b> 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 <a href="http://www.consumerfinance.gov/mortgage-closing">www.consumerfinance.gov/mortgage-closing</a></p>					
Contact Information					
	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
<b>Name</b>	Ficus Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Epsilon Title Co.
<b>Address</b>	4321 Random Blvd. Somecity, ST 12340		789 Local Lane Sometown, ST 12345	987 Suburb Ct. Someplace, ST 12340	123 Commerce Pl. Somecity, ST 12344
<b>NMLS ID</b>					
<b>ST License ID</b>			Z765416	Z61456	Z61616
<b>Contact</b>	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold
<b>Contact NMLS ID</b>	12345				
<b>Contact ST License ID</b>			P16415	P51461	PT1234
<b>Email</b>	joesmith@ficusbank.com		sam@omegare.biz	joe@alphare.biz	sarah@epsilontitle.com
<b>Phone</b>	123-456-7890		123-555-1717	321-555-7171	987-555-4321
Confirm Receipt					
By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.					
Applicant Signature		Date		Co-Applicant Signature	
Date		Date		Date	



# Closing Disclosure

## Who prepares the new Closing Disclosure Form?

- The Lender is primarily responsible for the preparation and delivery of the Closing Disclosure
- The Lender may permit the Settlement agent some portions or all of the form and/or deliver the form
  - Settlement Agent liability – for those portions prepared or delivered
  - Lender remains responsible for all portions of the Closing Disclosure to “ensure the disclosures are provided” in accordance with the rule





# Closing Disclosure

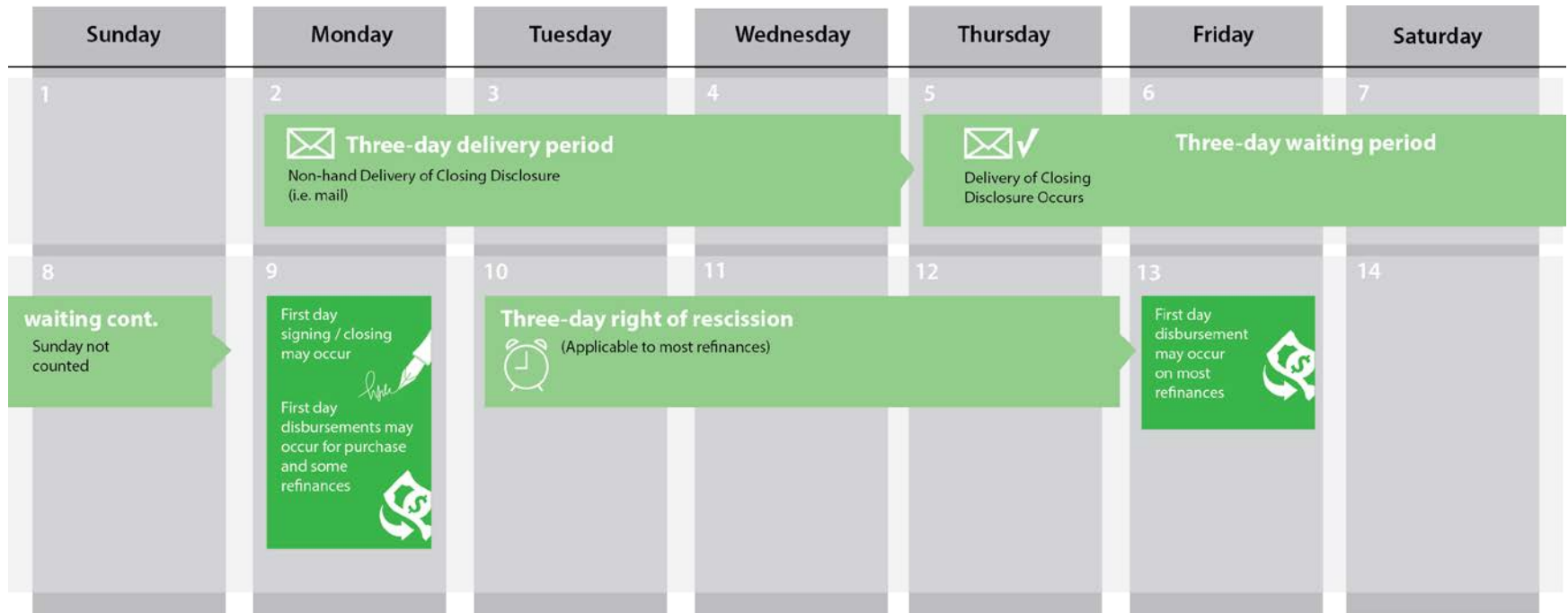
## Three different three-day periods in closing

- The 3-day right of rescission (“3-day rescission”) under TILA
  - Presently applicable to most refinance transactions
  - Not impacted by the Final Rule
- The 3-day waiting period (“3-day waiting”) **after delivery** of the Closing Disclosure, the Borrower has 3 days to review before a closing may occur
- The 3-day delivery period for delivery of the Closing Disclosure (“3-day delivery”) –
  - Unless the Closing Disclosure is delivered personally, the Rule “deems” it delivered three business days later
  - Period may be shortened by actual confirmation of receipt



# Closing Disclosure

## Disclosure Delivery Timing





# Closing Disclosure

## Changes to initial Closing Disclosure after delivery

Only a few changes will require another 3-day waiting period –

- **Change in the loan program**  
Example – moving from fixed rate to an adjustable rate loan
- **Changes to Annual Percentage Rate (APR) greater than 1/8 %**  
Applies only to increases in APR items , other increases do not trigger a new disclosure with waiting period.

*Caution – other increases may still cause tolerance violations*

*The addition of a prepayment penalty fee after the initial disclosure But , **all changes** require a new Closing Disclosure to be prepared and delivered at or before “consummation”.*



# Closing Disclosure

## Closing Disclosure to the Seller

Settlement Agent is responsible for providing the Closing Disclosure to the Seller

- Closing Disclosure format for the seller may be either:
  - The same format as for Borrower, but items related solely to borrower (i.e., loan disclosures) and using only seller data; or
  - Use the separate CFPB seller's disclosure form
  - Disclosure must be delivered to the Seller on or before “consummation”; no 3-day waiting period
  - 3-business day delivery period applies, except for personal delivery.

# Seller's Disclosure

## Closing Disclosure

### Closing Information

Date Issued  
 Closing Date  
 Disbursement Date  
 Agent  
 File #  
 Property  
 Sale Price

### Transaction Information

Borrower  
 Seller

### Summaries of Transactions

#### SELLER'S TRANSACTION

**Due to Seller at Closing**  
 01 Sale Price of Property  
 02 Sale Price of Any Personal Property Included in Sale  
 03  
 04  
 05  
 06  
 07  
 08

#### Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes to  
 10 County Taxes to  
 11 Assessments to  
 12 HOA Dues to  
 13  
 14  
 15  
 16

#### Due from Seller at Closing

01 Excess Deposit  
 02 Closing Costs Paid at Closing (J)  
 03 Existing Loan(s) Assumed or Taken Subject to  
 04 Payoff of First Mortgage Loan  
 05 Payoff of Second Mortgage Loan  
 06  
 07  
 08 Seller Credit  
 09  
 10  
 11  
 12  
 13

#### Adjustments for Items Unpaid by Seller

14 City/Town Taxes to  
 15 County Taxes to  
 16 Assessments to  
 17  
 18  
 19

### CALCULATION

Total Due to Seller at Closing  
 Total Due from Seller at Closing  
 Cash  From  To Seller

### Contact Information

#### REAL ESTATE BROKER (B)

Name  
 Address  
 Contact  
 Email  
 Phone

#### REAL ESTATE BROKER (S)

Name  
 Address  
 Contact  
 Email  
 Phone

#### SETTLEMENT AGENT

Name  
 Address  
 License ID  
 Contact  
 Contact License ID  
 Email  
 Phone

**?** **Questions?** To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).

# Seller's Disclosure

Closing Cost Details			Seller-Paid	
			At Closing	Before Closing
<b>Loan Costs</b>				
<b>A. Origination Charges</b>				
01	% of Loan Amount (Points)			
02				
03				
04				
05				
06				
07				
08				
<b>B. Services Borrower Did Not Shop For</b>				
01				
02				
03				
04				
05				
06				
07				
08				
<b>C. Services Borrower Did Shop For</b>				
01				
02				
03				
04				
05				
06				
07				
08				
<b>D. LOAN COSTS SUBTOTALS (A + B + C)</b>				
<b>Other Costs</b>				
<b>E. Taxes and Other Government Fees</b>				
01	Recording Fees	Deed: Mortgage:		
02				
<b>F. Prepays</b>				
01	Homeowner's Insurance Premium	( mo.) to		
02	Mortgage Insurance Premium	( mo.)		
03	Prepaid Interest	per day from to		
04	Property Taxes	( mo.)		
05				
<b>G. Initial Escrow Payment at Closing</b>				
01	HOA/Condo/Co-op	per month for mo.		
02	Homeowner's Insurance	per month for mo.		
03	Mortgage Insurance	per month for mo.		
04	Property Taxes	per month for mo.		
05				
06				
07				
08	Aggregate Adjustment			
<b>H. Other</b>				
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				
12				
13				
<b>I. OTHER COSTS SUBTOTALS (E + F + G + H)</b>				
<b>J. TOTAL CLOSING COSTS (D + I)</b>				

# Settlement Or Closing Statement Page 1

American Land Title Association ALTA Settlement Statement - Combined  
Adopted 05-01-2015

File No./Escrow No.:	Title Company Name	Title Company
Print Date & Time:	ALTA Universal ID	Logo
Officer/Escrow Officer:	Title Company Address	
Settlement Location:		

Property Address:  
 Buyer:  
 Seller:  
 Lender:  
 Settlement Date:  
 Disbursement Date:  
 Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
		Sales Price of Property		
		Personal Property		
		Deposit including earnest money		
		Loan Amount		
		Existing Loan(s) Assumed or Taken Subject to _____		
		Seller Credit		
		Excess Deposit		
		<b>Prorations/Adjustments</b>		
		School Taxes from (date) to (date)		
		County Taxes from (date) to (date)		
		HOA dues from (date) to (date)		
		Seller Credit		
		<b>Loan Charges to (lender co.)</b>		
		Points		
		Application Fee		
		Origination Fee		
		Underwriting Fee		
		Mortgage Insurance Premium		
		Prepaid Interest		

# Settlement Or Closing Statement Page 2

	<b>Other Loan Charges</b>		
	Appraisal Fee to _____		
	Credit Report Fee to _____		
	Flood Determination Fee to _____		
	Flood Monitoring Fee to _____		
	Tax Monitoring Fee to _____		
	Tax Status Research Fee to _____		
	<b>Impounds</b>		
	Homeowner's Insurance _____ mo @ \$ _____/mo		
	Mortgage Insurance _____ mo @ \$ _____/mo		
	City/town taxes _____ mo @ \$ _____/mo		
	County Taxes _____ mo @ \$ _____/mo		
	School Taxes _____ mo @ \$ _____/mo		
	Aggregate Adjustment _____		
	<b>Title Charges &amp; Escrow / Settlement Charges</b>		
	Owner's Title Insurance (\$ amount) to _____		
	Owner's Policy Endorsement(s) _____		
	Loan Policy of Title Insurance (\$ amount) to _____		
	Loan Policy Endorsement(s) _____		
	Title Search to _____		
	Insurance Binder to _____		
	Escrow / Settlement Fee to _____		
	Notary Fee to _____		
	Signing Fee to _____		
	<b>Commission</b>		
	Real Estate Commission to _____		
	Real Estate Commission to _____		
	Other _____		
	<b>Government Recording and Transfer Charges</b>		
	Recording Fees (Deed) to _____		
	Recording Fees (Mortgage/Deed of Trust) to _____		
	Recording Fees (Other) to _____		
	Transfer Tax to _____		
	Transfer Tax to _____		
	<b>Payoff(s)</b>		
	Lender: Payoff Lender Co.		
	Principal Balance (\$ amount)		
	Interest on Payoff Loan (\$ amount/day)		
	Additional Payoff fees/Reconveyance Fee/Recording Fee/Wire Fee		
	Lender: Payoff Lender Co.		
	Principal Balance (\$ amount)		



# Settlement Or Closing Statement Page 3

		Interest on Payoff Loan (\$ amount/day)		
		Additional Payoff fees/Reconveyance Fee/Recording Fee/Wire Fee		
		<b>Miscellaneous</b>		
		Pest Inspection Fee to _____		
		Survey Fee to _____		
		Homeowner's insurance premium to _____		
		Home Inspection Fee to _____		
		Home Warranty Fee to _____		
		HOA dues to _____		
		Transfer fee to Management Co.		
		Special Hazard Disclosure		
		[Utility] Payment to _____		
		Assessments		
		School Taxes		
		City/town taxes		
		County Taxes/County Property taxes		
		Buyer Attorney fees to _____		
		Seller Attorney fees to _____		
<b>Seller</b>			<b>Borrower/Buyer</b>	
Debit	Credit		Debit	Credit
		<b>Subtotals</b>		
		Due From/To Borrower		
		Due From/To Seller		
		<b>Totals</b>		

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize \_\_\_\_\_ *title company name* \_\_\_\_\_ to cause the funds to be disbursed in accordance with this statement.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Escrow Officer



# Closing Disclosure

## Tolerance Rule Changes

- Both TILA and RESPA previously contained tolerance rules:
  - TILA rules generally required a re-disclosure if finance charges or APR exceeded threshold
  - RESPA actually provided penalties (“tolerance violations”) if an item, or series of items, exceeded a monetary threshold



# Closing Disclosure

## Tolerance Rule Changes

- Changes to tolerance rules
  - Addition to “zero tolerance” category (may not change for numbers on Loan Estimate)
  - Third Party Services where the provider is selected by the Lender
  - Third Party Services provided by an affiliate of the Lender

# Concerns with Title Fee Disclosures

**The Problem** - When both a loan and owner's title insurance policies will be purchased in a transaction (called "simultaneous issuance") the TRID requires the lender or settlement agent to inaccurately disclose the title premiums on the Closing Disclosure.

**Why is this a problem?** – In roughly half the states, a consumer is entitled to discount on loan title insurance policy when an owner's policy will be simultaneously issued.

**How does the Rule handle:**

- Regardless of lower, actual simultaneous issue rate for Lender's Policy (LTP), pricing to be shown at full rate (even on CD)
- If an Owner's Policy (OTP) is also purchased, rate shown for OTP is in accordance with CFPB formula – again, not the actual rate charged

**Why does this matter?** – Consumers will not know actual costs of their title insurance premiums

- More difficult for consumers to comparison shop
- Usefulness of state-developed comparison tools will be impacted



# The Rule

vs.

# Reality

OP Disclosure =  
(OP Premium)  
(LP Simultaneous Premium) +  
(Full LP Premium) -

**OP Actually Charged = OP Premium**

**LP on Closing Disclosure =  
Full LP Premium  
(no discount for Simultaneous Issue)**

**LP Actually Charged =  
LP Simultaneous Premium**

Here is how the rule works when applied to a transaction in Illinois  
Ex: sales price is \$350,000 and loan amount is \$280,000

**OP on Closing Disclosure = \$ 992.00**  
(OP Premium) \$1,900.00  
(LP Simultaneous Premium) + \$500.00  
(Full LP Premium) - \$1,408.00

**OP Actually Charged = \$1,900.00**

**LP on Closing Disclosure = \$1,408.00**

**LP Actually Charged = \$500.00**

\*OP: Owner's Title Insurance Policy

\*LP: Lender's Title Insurance Policy

**LP Simultaneous Premium:** a discounted lender's title insurance premium that is issued in accordance to published rates (or promulgated/filed rates) when both a lender's and owner's title insurance policies are simultaneous issued

# Closing Disclosure - Page 3

Adjustments	
05	
06	
07	
Adjustments for items Paid by Seller in Advance	
08 City/Town Taxes	to
09 County Taxes	to
10 Assessments	to
11 HOA Dues from 01/26/2015 to 02/01/2015	\$29.00
12	
13	
14	
15	

<b>I. Paid Already by or on Behalf of Borrower at Closing</b>	<b>\$399,700.52</b>
01 Deposit	\$4,000.00
02 Loan Amount	\$394,685.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	
Other Credits	
06	
07	

Adjustments	
08 Title Insurance Premium Adjustment	\$600.00
09	

Adjustments for Items Unpaid by Seller	
12 City/Town Taxes	
13 County Taxes 01/01/15 to 01/26/15	\$415.52
14 Assessments	to
15	
16	
17	

<b>CALCULATION</b>	
Total Due from Borrower at Closing (K)	\$417,447.12
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$399,700.52
Cash to Close (X) From ( ) to Borrower	\$17,746.60

Adjustments	
05	
06	
07	
08	
Adjustments for items Paid by Seller in Advance	
09 City/Town Taxes	to
10 County Taxes	to
11 Assessments	to
12 HOA Dues from 01/26/2015 to 02/01/2015	\$29.00
13	
14	
15	
16	

<b>N. Due from Seller at Closing</b>	<b>\$336,859.35</b>
01 Excess Deposit	
02 Closing Costs Paid at Closings (J)	\$26,843.83
03 Existing Loan(s) Assumed or Taken Subject To	
04 Payoff of First Mortgage Loan	\$300,000.00
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	

Adjustments	
09 Title Insurance Premium Adjustment	\$600.00
10	

Adjustments for Items Unpaid by Seller	
14 City/Town Taxes	
15 County Taxes 01/01/15 to 01/26/2015	415.52
16 Assessments	to
17	
18	
19	

<b>CALCULATION</b>	
Total Due to Seller at Closing (M)	\$400,029.00
Total Due from Seller at Closing (N)	\$336,859.35
Cash ( ) From (X) to Seller	\$63,169.65



# Closing Disclosure

## Other Rule Provisions

Certain Non-RESPA Loans Now Covered – new disclosure forms will now be used for these loans

- Vacant Land Loans
- Construction-Only loans
- “25+ -Acre” Loans



# Closing Disclosure

## Other Rule Provisions

RESPA Loans Not Covered in Future – these loan will NOT be documented with the new forms

- Reverse mortgages
- Institutions originating 5 or fewer loans per year
- Loans will be documented using existing GFE and HUD-1 forms and rules

*Software systems (and personnel) must be able to operate in both environments and recognize the differences*





Know before you close.

Resources:

[www.Fidelitydesktop.com](http://www.Fidelitydesktop.com)

[www.consumerfinance.gov/regulatory-implementation/tila-respa](http://www.consumerfinance.gov/regulatory-implementation/tila-respa)

<http://cfpb.fntic.com>

## Questions?

Barry S. Wolfensohn  
Regional Counsel, Vice President  
barry.wolfensohn@fnf.com  
815.356.3500



Know before you close.

Your CFPB readiness partner - every step of the way.