

Settlement Agent Provided Information for a Purchase Transaction



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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
Closing Date
Disbursement Date
Settlement Agent
File # Settlement Agent Name & File Number
Property

Sale Price

Transaction Information

Borrower

Seller
Seller Name and Address

Lender

Loan Information

Loan Term
Purpose
Product

Loan Type Conventional FHA
 VA _____

Loan ID #
MIC #

Loan Terms

Can this amount increase after closing?

Loan Amount

Interest Rate

Monthly Principal & Interest

See Projected Payments below for your Estimated Total Monthly Payment

Does the loan have these features?

Prepayment Penalty

Balloon Payment

Projected Payments

Payment Calculation

Principal & Interest

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Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges					
01	% of Loan Amount (Points)				
02					
03					
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For					
01	Title/Settlement Charges, such as:				
02	Pest Inspection Fee				
03	Survey Fee				
04	Title: Insurance Binder, Lender's Title Premium, Endorsements, Title Search, Settlement Fee, etc.				
05	0% Variance if Title/Settlement Agent is affiliated to the Lender				
06	Aggregate 10% Variance if Title/Settlement Agent is selected from Lender's Provider list				
07					
08					
09					
10					
C. Services Borrower Did Shop For					
01	Title/Settlement Charges, such as:				
02	Pest Inspection Fee				
03	Survey Fee				
04	Title: Insurance Binder, Lender's Title Premium, Endorsements, Title Search, Settlement Fee, etc.				
05	Unlimited Variance				
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)					
Loan Costs Subtotals (A + B + C)					
Other Costs					
E. Taxes and Other Government Fees					
01	Recording Fees	Deed:	Mortgage:	Recording Fees - Aggregate 10% Variance	
02				Transfer Taxes - 0% Variance	
F. Prepays					
01	Homeowner's Insurance Premium (mo.)	Hazard Insurance Premium - Unlimited Variance			
02	Mortgage Insurance Premium (mo.)				
03	Prepaid Interest (per day from to)				
04	Property Taxes (mo.)	Real Estate Taxes - 0% Variance			
05					
G. Initial Escrow Payment at Closing					
01	Homeowner's Insurance	per month for	mo.		
02	Mortgage Insurance	per month for	mo.		
03	Property Taxes	per month for	mo.		
04					
05					
06					
07					
08	Aggregate Adjustment				
H. Other					
01	Homeowner's Association Fees and Proration				
02	Home Inspection Fee				
03	Home Warranty Fees				
04	Real Estate Commissions				Unlimited Variance
05	Real Estate Taxes				
06	Title - Owner's Policy Premium				
07	Miscellaneous Other Fees				
08					
I. TOTAL OTHER COSTS (Borrower-Paid)					
Other Costs Subtotals (E + F + G + H)					
J. TOTAL CLOSING COSTS (Borrower-Paid)					
Closing Costs Subtotals (D + I)					
Lender Credits					

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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)			
Closing Costs Paid Before Closing			
Closing Costs Financed (Paid from your Loan Amount)			
Down Payment/Funds from Borrower			
Deposit Earnest Money Deposit			
Funds for Borrower			
Seller Credits			
Adjustments and Other Credits			
Cash to Close			

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing

01	Sale Price of Property	<-----Sales Price from Contract----->
02	Sale Price of Any Personal Property Included in Sale	<----From Contract-->
03	Closing Costs Paid at Closing (J)	
04		

Adjustments

05		
06		
07		

Adjustments for Items Paid by Seller in Advance <-----Prorations----->

08	City/Town Taxes	to
09	County Taxes	to
10	Assessments	to
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing

01	Deposit Earnest Money Deposit
02	Loan Amount
03	Existing Loan(s) Assumed or Taken Subject to <------(if any)----->
04	
05	Seller Credit ← Buyer/Seller Credits

Other Credits

06	Other Credits and Adjustments
07	
08	
09	
10	

Adjustments for Items Unpaid by Seller <-----Prorations----->

12	City/Town Taxes	to
13	County Taxes	to
14	Assessments	to
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)
Total Paid Already by or on Behalf of Borrower at Closing (L)

Cash to Close From To Borrower

SELLER'S TRANSACTION

M. Due to Seller at Closing

01	Sale Price of Property
02	Sale Price of Any Personal Property Included in Sale
03	
04	

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		
13		
14		
15		
16		

N. 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 Seller Payoff(s)

Other Credits and Adjustments

06	Other Credits and Adjustments
07	
08	
09	
10	

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 (M)
Total Due from Seller at Closing (N)

Cash From To Seller

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Additional Information About This Loan

No Information Needed by Settlement Agent

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 ___ days late, your lender will charge a late fee of _____

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

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		Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment		A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment		The amount included in your total monthly payment.

- will not have an escrow account because you declined it your

Contact Information

Information for Real Estate Brokers and Settlement Agent

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name					
Address					
NMLS ID					
License ID					
Contact					
Contact NMLS ID					
Contact License ID					
Email					
Phone					

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