

Loan Estimate for 3.375%

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$164,000	NO
Interest Rate	3.375%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$725.04	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	

Projected Payments	
Payment Calculation	Years 1 - 30
Principal & Interest	\$725.04
Mortgage Insurance	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ 249
Estimated Total Monthly Payment	\$974
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$249 a month
This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <small>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</small>	
In escrow? Yes	

Costs at Closing	
Estimated Closing Costs	\$21,550 Includes \$15,217 in Loan Costs + \$6,333 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$58,563 Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Closing Cost Details

Loan Costs	Other Costs
A. Origination Charges \$12,518	E. Taxes and Other Government Fees \$2,331
5.649% of Loan Amount (Points) \$9,264	Recording Fees and Other Taxes \$80
Origination Fee \$2,255	Transfer Taxes \$2,251
Underwriting Fee \$999	F. Prepays \$369
	Homeowner's Insurance Premium (months)
	Mortgage Insurance Premium (months)
	Prepaid Interest (\$ 15.38 per day for 24days @ 3.375%) \$369
	Property Taxes (months)
B. Services You Cannot Shop For \$1,161	G. Initial Escrow Payment at Closing \$2,083
Appraisal Fee \$690	Homeowner's Insurance \$ per month for mo.
Condo Budget/Laws/Master \$100	Mortgage Insurance \$ per month for mo.
Condo Insurance fee \$50	Property Taxes \$248.56 per month for 12 mo. \$2,083
Condo Questionnaire \$200	
Credit Report \$50	
Flood Determination Fee \$11	
Flood Life of Loan Coverage \$6	
Life of Loan Tax Service \$54	
	H. Other \$650
C. Services You Can Shop For \$1,538	Title-Owner's Title Policy (optional) \$650
Title-Document Preparation Fee \$73	
Title-Lenders Title Policy \$1,040	I. TOTAL OTHER COSTS (E+F+G+H) \$6,333
Title-Settlement or Closing Fee \$425	
	J. TOTAL CLOSING COSTS \$21,550
	D+I \$21,550
	Lender Credits
D. TOTAL LOAN COSTS (A+B+C) \$15,217	
	Calculating Cash to Close
	Total Closing Costs (J) \$21,550
	Closing Costs Financed (Paid from your Loan Amount) \$0
	Down Payment/Funds from Borrower \$41,000
	Deposit -\$3,000
	Funds for Borrower \$0
	Seller Credits -\$650
	Adjustments and Other Credits -\$337
	Estimated Cash to Close \$58,563

Loan Estimate for 4.5%

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$164,000	NO
Interest Rate	4.5%	NO
Monthly Principal & Interest <small>See Projected Payments below for your Estimated Total Monthly Payment</small>	\$830.97	NO
Prepayment Penalty	Does the loan have these features?	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1 - 30	
Principal & Interest	\$830.97	
Mortgage Insurance	+ 0	
Estimated Escrow <small>Amount can increase over time</small>	+ 249	
Estimated Total Monthly Payment	\$1,080	
Estimated Taxes, Insurance & Assessments <small>Amount can increase over time</small>	\$481 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <small>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</small>
		In escrow? Yes No

Costs at Closing		
Estimated Closing Costs	\$22,903	Includes \$16,447 in Loan Costs + \$6,456 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$59,916	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Closing Cost Details

Loan Costs		Other Costs	
A. Origination Charges	\$13,748	E. Taxes and Other Government Fees	\$2,331
6.399% of Loan Amount (Points)	\$10,494	Recording Fees and Other Taxes	\$80
Origination Fee	\$2,255	Transfer Taxes	\$2,251
Underwriting Fee	\$999	F. Prepaids	\$492
		Homeowner's Insurance Premium (months)	
		Mortgage Insurance Premium (months)	
		Prepaid Interest (\$ 20.50 per day for 24days @ 4.5%)	\$492
		Property Taxes (months)	
B. Services You Cannot Shop For	\$1,161	G. Initial Escrow Payment at Closing	\$2,983
Appraisal Fee	\$690	Homeowner's Insurance \$ per month for mo.	
Condo Budget/ByLaws/Master	\$100	Mortgage Insurance \$ per month for mo.	
Condo Insurance fee	\$50	Property Taxes \$248.56 per month for 12 mo.	\$2,983
Condo Questionnaire	\$200		
Credit Report	\$50		
Flood Determination Fee	\$11		
Flood Life of Loan Coverage	\$8		
Life of Loan Tax Service	\$54		
		H. Other	\$650
		Title-Owner's Title Policy (optional)	\$650
C. Services You Can Shop For	\$1,538	I. TOTAL OTHER COSTS (E+F+G+H)	\$6,456
Title-Document Preparation Fee	\$73		
Title-Lenders Title Policy	\$1,040	J. TOTAL CLOSING COSTS	\$22,903
Title-Settlement or Closing Fee	\$425	D+I	\$22,903
		Lender Credits	
		Calculating Cash to Close	
		Total Closing Costs (J)	\$22,903
		Closing Costs Financed (Paid from your Loan Amount)	\$0
		Down Payment/Funds from Borrower	\$41,000
		Deposit	-\$3,000
		Funds for Borrower	\$0
		Seller Credits	-\$650
		Adjustments and Other Credits	-\$337
D. TOTAL LOAN COSTS (A+B+C)	\$16,447	Estimated Cash to Close	\$59,916

Closing Disclosure @4.5% (Everything mentioned before this was 3.375%)

(This was not agreed upon at all. Only til I mentioned why it was 4%, was this mentioned:

“In regards to the rate, we were informed that although the 3.375% is available, we are not able to move forward with it as the cost to buy down this rate to a 3.375% costs so much, driving the APR up and making it a high priced mortgage which we are not able to move forward with.” And

“In order to pass the points and fees test, the maximum allowable points and fees must be met.

Rate: 3.375 came with points and fees of \$12,108.36
the maximum allowable was \$4,464.98, therefore we had to decrease the fees in the amount of \$7,643.38.

The rate that met the maximum allowable points and fees is the 4.5 rate. The maximum allowable points and fees for this loan is \$4,385.86 and the rate came with \$3,254.00. So the file passed.”

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$ 150,000	NO	
Interest Rate	4.5%	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 760.03	NO	
Does the loan have these features?			
Prepayment Penalty		NO	
Balloon Payment		NO	
Projected Payments			
Payment Calculation		Years 1-30	
Principal & Interest		\$760.03	
Mortgage Insurance		+	0
Estimated Escrow <i>Amount can increase over time</i>		+	\$118.86
Estimated Total Monthly Payment		\$878.89	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 350.86 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? Yes No
Costs at Closing			
Closing Costs	\$ 8,739.48	Includes \$ 5,459.44 in Loan Costs +\$ 3,280.04 in Other Costs - \$ 0.00 in Lender Credits. <i>See page 2 for details.</i>	
Cash to Close	\$ 59,173.33	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>	

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$2,311.50				
01 % of Loan Amount (Points)					
02 Broker Compensation to VA Desert Pacific FCU					(L) \$2,062.50
03 Origination Fee	\$1,312.50				
04 Underwriting Fee	\$999.00				
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$1,155.59				
01 Appraisal Fee to ClearCapital.com, Inc.	\$125.00	\$565.00			
02 Condo Budget/ByLaws/Master to Hoa	\$100.00				
03 Condo Insurance fee to Hoa	\$50.00				
04 Condo Questionnaire to Hoa	\$200.00				
05 Credit Report to Credco	\$45.09				
06 Flood Determination Fee to CoreLogic Flood Services	\$10.50				
07 Flood Life of Loan Coverage to CoreLogic Flood Services	\$6.00				
08 Life of Loan Tax Service to CoreLogic Tax Services	\$54.00				
09					
10					
C. Services Borrower Did Shop For	\$1,992.35				
01 Pest Inspection to Tigor Title	\$100.00				
02 Title-Closing Protection Letter to Tigor Title	\$25.00				
03 Title-Lenders Title Policy to Tigor Title	\$1,474.35				
04 Title-Recording Service to Tigor Title	\$18.00				
05 Title-Settlement or Closing Fee to Tigor Title	\$375.00				
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$5,459.44				
Loan Costs Subtotal (A + B + C)	\$4,894.44	\$565.00			
Other Costs					
E. Taxes and Other Government Fees	\$1,133.50				
01 Recording Fees Deed: \$60.00 Mortgage: \$100.00	\$80.00				(L) \$72.00
02 County to Clark County Recorder			\$246.00		
F. Prepays	\$685.15				
01 Homeowner's Insurance Premium (mo.)					
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest \$18.75 per day from 07/08/2019 to 08/01/2019	\$450.00				
04 Property Taxes (3 mo.) to Clark County Treasurer	\$235.15				
05					
G. Initial Escrow Payment at Closing	\$643.02				
01 Homeowner's Insurance per month for mo.					
02 Mortgage Insurance per month for mo.					
03 Property Taxes per month for mo.					
04 Tax: CLARK COUNTY TREAS \$77.94 per month for 3 mo.	\$233.82				
05 Tax: Local Improvement \$40.92 per month for 10 mo.	\$409.20				
06					
07					
08 Aggregate Adjustment					
H. Other	\$818.37				
01 Advance Loretto Bay Homeowners to Loretto Bay	\$44.00				
02 Advance Villa Azure Homeowners to Villa Azure HOA	\$232.10				
03 Home Warranty to First American			\$435.00		
04 Loretto Bay Homeowners Association to Loretto Bay			\$50.00		
05 Loretto Bay Homeowners Association Transfer Fee to Colonial Property			\$195.00		
06 Real Estate Commission to Vylla Home			\$3,075.00		
07 Real Estate Commission to Signature Real Estate			\$5,125.00		
08 Title-Owner's Title Policy (optional) to Tigor Title	\$542.27				
I. TOTAL OTHER COSTS (Borrower-Paid)	\$3,280.04				
Other Costs Subtotal (E + F + G + H)	\$3,280.04				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$8,739.48				
Closing Costs Subtotal (D + I)	\$8,174.48	\$565.00	\$10,245.50		\$2,134.50

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)	\$22,903	\$8,739.48	YES See Total Loan Costs(D) and Total Other Costs(I)
Closing Costs Paid Before Closing	\$ 0	\$-565.00	YES • You paid these Closing Costs Before Closing
Closing Costs Financed (Paid from your Loan Amount)	\$ 0	\$ 0	NO
Down Payment/Funds from Borrower	\$41,000	\$55,000.00	YES • This amount has increased. See details in Sections K and L.
Deposit	\$-3,000	\$-3,000.00	NO
Funds for Borrower	\$ 0	\$ 0	NO
Seller Credits	\$-650	\$-428.39	YES • See Seller Credits in Section L
Adjustments and Other Credits	\$-337	\$-572.76	YES • See details in Sections K and L
Cash to Close	\$59,916	\$59,173.33	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing	\$213,174.48	M. Due to Seller at Closing	\$205,000.00
01 Sale Price of Property	\$205,000.00	01 Sale Price of Property	\$205,000.00
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)	\$8,174.48	03	
04		04	
Adjustments		05	
05		06	
06		07	
07		08	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
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		12	
12		13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing	\$154,001.15	N. Due from Seller at Closing	\$11,246.65
01 Deposit	\$3,000.00	01 Excess Deposit	
02 Loan Amount	\$150,000.00	02 Closing Costs Paid at Closing (J)	\$10,246.50
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	
05 Seller Credit	\$428.39	05 Payoff of Second Mortgage Loan	
Other Credits		06 Seller Paid Title Adjustment	\$552.71
06		07	
07		08 Seller Credit	\$428.39
Adjustments		09	
08 Seller Paid Title Adjustment	\$552.71	10	
09		11	
10		12	
11		13	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to		14 City/Town Taxes to	
13 County Taxes to		15 County Taxes to	
14 Assessments to		16 Assessments to	
15 Miscellaneous 07/01/19 to 07/04/19	\$9.83	17 Miscellaneous 07/01/19 to 07/04/19	\$9.83
16 Tax: CLARK COUNTY TRE 07/01/19 to 07/04/19	\$10.22	18 Tax: CLARK COUNTY TRE 07/01/19 to 07/04/19	\$10.22
17		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$213,174.48	Total Due to Seller at Closing (M)	\$205,000.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$154,001.15	Total Due from Seller at Closing (N)	\$11,246.65
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$59,173.33	Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$193,753.35