

Your interest rate, points, and lender credits can change unless you lock the rate. All other estimated closing costs expire on **08/15/2011** at 3:00 p.m. CST.

## Loan Estimate

**APPLICANTS** James White  
Jane Johnson  
**PROPERTY** 456 Avenue A  
Anytown, IL 12345

**LOAN TERM** 7 years  
**PRODUCT** Fixed Rate Balloon  
**PURPOSE** Purchase  
**LOAN TYPE**  Conventional  FHA  VA  \_\_\_\_\_

Loan Terms		Can this increase after closing?
<b>Loan Amount</b>	\$171,000	<b>NO</b>
<b>Interest Rate</b>	4.375%	<b>NO</b>
<b>Monthly Loan Payment</b> Principal and Interest Mortgage Insurance	\$940.72 \$853.79 + \$86.93	<b>NO</b>
<b>Does this loan have these features?</b>		
<b>Prepayment Penalty</b>		<b>NO</b>
<b>Balloon Payment</b>		<b>YES</b> • You will have to pay <b>\$149,349</b> at the end of year 7.

Projected Payments	Expect to make these payments.	
AT CLOSING	YEARS 1 - 7	FINAL PAYMENT
\$17,781 <b>Cash Needed to Close</b> Includes estimated closing costs. See page 2 for details.	\$941 monthly loan payment	\$149,349 balloon payment
<b>Estimated Taxes and Insurance</b> \$309 a month <input checked="" type="checkbox"/> Escrow. Your total monthly payment will include taxes, insurance, and assessments. Expect to pay a total of <b>\$1,250</b> a month to start. <input type="checkbox"/> No escrow. You must pay your taxes, insurance, and assessments separately from your loan payment.		

Comparisons	Use this information to compare this loan with others.	
<b>Estimated Closing Costs</b>	\$6,151	See page 2 for details.
<b>Annual Percentage Rate (APR)</b>	5.35%	This is not your interest rate. This rate expresses your costs over 30 years.
<b>In 5 Years</b>	\$62,594	Total you will have paid in any principal, interest, mortgage insurance, and fees.
	\$15,418	Principal you will have paid off.

CREDITOR Azalea Savings Bank NMLS ID  
 LOAN OFFICER Joe Smith NMLS ID 76543210  
 PHONE 555-123-4444 EMAIL joesmith@azaleasavingsbank.com

LOAN ID # 1330172608

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Estimated Closing Costs				
<b>A</b>	Origination Charges	Origination Services		\$330
		1 Points paid for interest rate		\$1,710
<b>B</b>	Services You Cannot Shop For	<input checked="" type="checkbox"/> Appraisal	<input type="checkbox"/> Lender's Attorney	\$508
		<input checked="" type="checkbox"/> Credit report	<input checked="" type="checkbox"/> Other	
<b>C</b>	Services You Can Shop For	Title Services and Lender's Title Insurance		\$1,456
		Borrower's Attorney		\$400
		Survey		\$95
		Inspections		\$112
<b>D</b>	Taxes and Other Government Fees	Transfer Taxes		\$1,425
		Recording Fees		\$115
		Government Taxes and Other Fees		\$0
<b>E</b>	Lender Credits			\$0
<b>Estimated Closing Costs (A + B + C + D - E)</b>				<b>\$6,151</b>
Cash Needed to Close				
<b>F</b>	Future Costs Paid at Closing	Insurance and property-related bills due at closing:		\$525
		<input type="checkbox"/> Property Taxes	<input type="checkbox"/> Mortgage Insurance	
		<input checked="" type="checkbox"/> Homeowner's Insurance	<input type="checkbox"/> HOA/Condo/Co-op	
		<input type="checkbox"/>		
		Payment into escrow for future insurance and property-related bills:		\$793
<input checked="" type="checkbox"/> Property Taxes	<input checked="" type="checkbox"/> Mortgage Insurance			
<input checked="" type="checkbox"/> Homeowner's Insurance	<input type="checkbox"/> HOA/Condo/Co-op			
<input type="checkbox"/>				
		Prepaid Interest (15 days @ 4.375%, \$20.78 per day)		\$312
<b>G</b>	Adjustments	Down Payment (minus \$9,000 deposit)		\$10,000
		Seller Credits		- \$0
		Closing Costs to be Financed		- \$0
<b>Cash Needed to Close (Estimated Closing Costs + F + G)</b>				<b>\$17,781</b>

You have no obligation to choose this loan. Shop around to find the best loan for you.