

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 8/3/2022
Closing Date 8/2/2022
Disbursement Date 8/2/2022
Settlement Agent National Title Group, LLC
File #
Property Home Address
Sale Price \$305,000

Transaction Information

Borrower
Seller
Lender

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed
Loan Type Conventional FHA
 VA _____
Loan ID #
MIC #

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$289,750	NO
Interest Rate	5.5%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,645.17	NO
Prepayment Penalty	Does the loan have these features?	
	NO	
Balloon Payment	NO	

Projected Payments	Years 1 - 11		Years 12 - 30	
Payment Calculation				
Principal & Interest		\$1,645.17		\$1,645.17
Mortgage Insurance	+	132.80	+	—
Estimated Escrow <i>Amount can increase over time</i>	+	248.32	+	248.32
Estimated Total Monthly Payment	\$2,026.29		\$1,893.49	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$248.32 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? YES YES	

Costs at Closing		
Closing Costs	\$11,131.85	Includes \$6,762.53 in Loan Costs + \$4,369.32 in Other Costs -\$0 in Lender Credits. See page 2 for details.
Cash to Close	\$21,162.24	Includes Closing Costs See Calculating Cash to Close on page 3 for details.

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$2,751.32				
01 0.95% of Loan Amount (Points)	\$2,751.32				
02 Origination Fee to Mortgage on a Mission					
03					
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$1,378.73				
01 Appraisal Fee to Frisco Lender Services, LLC	\$670.00				
02 Credit Report to Advantage Credit (Reimb)	\$75.78				
03 Electronic Registration (MERS) Fee to Mortgage Electronic Registration System	\$24.95				
04 Flood Certification to Corelogic Flood Services	\$8.00				
05 Survey Fee to Old Town Surveying LLC	\$415.00				
06 Tax Service	\$85.00				
07 Title - Attorney Document Preparation Fee	\$100.00				
08					
09					
10					
C. Services Borrower Did Shop For	\$2,632.48				
01 Title - Endorsement Fee to National Title Group, LLC	\$237.20				
02 Title - Premium for Lender's Coverage to National Title Group, LLC	\$1,832.00				
03 Title - Recording Fee to National Title Group, LLC	\$9.28				
04 Title - Settlement Or Closing Fee to National Title Group, LLC	\$550.00				
05 Title - Tax Cert/Guaranty Fee to National Title Group, LLC	\$4.00				
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$6,762.53				
Loan Costs Subtotals (A + B + C)	\$6,762.53				
Other Costs					
E. Taxes and Other Government Fees	\$148.00				
01 Recording Fees Deed: \$38.00 Mortgage: \$110.00	\$148.00				
02					
F. Prepays	\$2,746.83				
01 Homeowner's Insurance Premium (12 mo.)	\$1,437.00				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$43.66 per day from 8/2/22 to 9/1/22)	\$1,309.83				
04 Property Taxes (mo.)					
05					
G. Initial Escrow Payment at Closing	\$1,294.49				
01 Homeowner's Insurance \$119.75 per month for 3 mo.	\$359.25				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$19.29 per month for 11 mo.	\$212.19				
04 City Property Tax \$56.42 per month for 11 mo.	\$620.62				
05 Village Property Tax \$52.86 per month for 11 mo.	\$581.46				
06					
07					
08 Aggregate Adjustment	-\$479.03				
H. Other	\$180.00				
01 Buyers Agent Real Estate Commission to Keller Williams Realty Dmn			\$9,150.00		
02 Sellers Agent Real Estate Commission to Fathom Realty LLC			\$9,150.00		
03 Title - Owner's Title Policy (Optional) to National Title Group, LLC	\$180.00				
04					
05					
06					
07					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)	\$4,369.32				
Other Costs Subtotals (E + F + G + H)	\$4,369.32				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$11,131.85				
Closing Costs Subtotals (D + I)	\$11,131.85		\$18,300.00		
Lender Credits					

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)	\$15,148.00	\$11,131.85	YES • See Total Loan Costs(D) and Total Other Costs(I)
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$15,250.00	\$15,250.00	NO
Deposit	\$0	-\$3,600.00	YES • You decreased this payment. See Deposit in Section L
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	-\$2,856.00	-\$1,619.61	YES • See details in Sections K and L
Cash to Close	\$27,542.00	\$21,162.24	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$316,131.85
01	Sale Price of Property	\$305,000.00
02	Sale Price of Any Personal Property Included In Sale	
03	Closing Costs Paid at Closing (J)	\$11,131.85
04		
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		
12		
13		
14		
15		
L. Paid Already by or on Behalf of Borrower at Closing		\$294,969.61
01	Deposit (EMD: \$3,600.00 / Cash Deposit: \$0.00)	\$3,600.00
02	Loan Amount	\$289,750.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05	Seller Credit	\$0.00
Other Credits		
06		
07		
Adjustments		
08		
09		
10		
11		
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes to	
13	County Taxes 1/1/22 to 8/2/22	\$1,619.61
14	Assessments to	
15		
16		
17		
CALCULATION		
Total Due from Borrower at Closing (K)		\$316,131.85
Total Paid Already by or on Behalf of Borrower at Closing (L)		-\$294,969.61
Cash to Close	<input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$21,162.24

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$305,000.00
01	Sale Price of Property	\$305,000.00
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		
13		
14		
15		
16		
N. Due from Seller at Closing		\$19,919.61
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$18,300.00
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	\$0.00
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes to	
15	County Taxes 1/1/22 to 8/2/22	\$1,619.61
16	Assessments to	
17		
18		
19		
CALCULATION		
Total Due to Seller at Closing (M)		\$305,000.00
Total Due from Seller at Closing (N)		-\$19,919.61
Cash to Close	<input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$285,080.39