

ENCLOSED DOCUMENTS LIST

LENDER NAME LLC

Loan #: 123456789

Date: MAY 27, 2021

Borrower(s): First Name, Last Name

The following documents are enclosed.

1. Enclosed Documents List
 2. Loan Estimate
 3. Uniform Residential Loan Application
 4. Uniform Residential Loan Application - Lender Loan Information
 5. Affiliated Business Arrangement Disclosure
 6. Borrower Consent to the Use of Tax Return Information
 7. Borrower Signature Authorization
 8. Residential Mortgage Credit Score Disclosure Exception Notice
 9. Anti-steering Disclosure of Loan Options
 10. Texas Disclosure of Multiple Roles in a Consumer Real Estate Transaction
 11. Texas Mortgage Company Disclosure
 12. Federal Equal Credit Opportunity Act Notice (ECOA)
 13. Customer Identification Verification
 14. Electronic Delivery Consent And Intent To Proceed
 15. Texas Mortgage Banker Disclosure
 16. Housing Counselors Near You
 17. Disclosure Notices
 18. Acknowledgment of Receipt of Homeownership Counseling Notice
 19. Privacy Form - No Opt Out
 20. Additional Details for Services You Can Shop For
 21. Credit Inquiry Letter Of Explanation
 22. Borrower's Certification and Authorization
 23. IVES Request for Transcript of Tax Return
 24. YOUR HOME LOAN TOOLKIT
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Lender Name LLC

Lender Address

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 5/27/2021
APPLICANTS Name
Current Address

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed
LOAN TYPE Conventional FHA VA
LOAN ID # 123456789
RATE LOCK NO YES, until

PROPERTY 1234 Anywhere Street
Dallas, TX 75228
SALE PRICE \$360,000

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 6/11/2021 at 5:00 PM EDT

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$261,000	NO
Interest Rate	2.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,082.87	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		Years 1 - 30	
Payment Calculation			
Principal & Interest		\$1,082.87	
Mortgage Insurance	+	0	
Estimated Escrow <i>Amount can increase over time</i>	+	975	
Estimated Total Monthly Payment		\$2,058	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$1,070 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues	In escrow? YES YES NO
<i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>			

Costs at Closing		
Estimated Closing Costs	\$9,158	Includes \$3,157 in Loan Costs + \$6,001 in Other Costs -\$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$104,405	Includes Closing Costs See Calculating Cash to Close on page 2 for details.

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs

A. Origination Charges	\$1,060
0.406% of Loan Amount (Points)	\$1,060

B. Services You Cannot Shop For

Appraisal Fee	\$560
Credit Report	\$40
Flood Certification	\$8
Tax Service	\$85
Title - Attorney Document Preparation Fee	\$100

C. Services You Can Shop For

Survey Fee	\$500
Title - Document Prep	\$200
Title - Premium for Lender's Coverage	\$100
Title - Settlement Or Closing Fee	\$500
Title - Tax Cert/Guaranty Fee	\$4

D. TOTAL LOAN COSTS (A + B + C)

\$3,157

Other Costs

E. Taxes and Other Government Fees	\$200
Recording Fees and Other Taxes	\$200
Transfer Taxes	

F. Prepaids

Homeowner's Insurance Premium (12 months)	\$1,800
Mortgage Insurance Premium (months)	
Prepaid Interest (\$20.56 per day for 13 days @ 2.875%)	\$267
Property Taxes (months)	

G. Initial Escrow Payment at Closing

Homeowner's Insurance	\$150.00 per month for 3 mo.	\$450
Mortgage Insurance	per month for mo.	
Property Taxes	per month for mo.	
City Property Tax	\$825.00 per month for 3 mo.	\$2,475

H. Other

HoA/Condo/Pud Transfer Fee	\$250
Title - Owner's Title Policy (Optional)	\$559

I. TOTAL OTHER COSTS (E + F + G + H)

\$6,001

J. TOTAL CLOSING COSTS

D + I	\$9,158
Lender Credits	

Calculating Cash to Close

Total Closing Costs (J)	\$9,158
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$99,000
Deposit	-\$5,500
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$1,747
Estimated Cash to Close	\$104,405

Additional Information About This Loan

LENDER
NMLS/TX LICENSE ID
LOAN OFFICER
NMLS/TX LICENSE ID
EMAIL
PHONE

MORTGAGE BROKER Mortgage on A Mission
NMLS/TX LICENSE ID 2014212
LOAN OFFICER
NMLS/TX LICENSE ID
EMAIL ben@mortgagemission.org
PHONE

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$68,396 \$29,487	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	2.933%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	49.464%	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 <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> 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 your overdue payment of principal and interest.
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: <input checked="" type="checkbox"/> to service your loan. If so, you will make your payments to us. <input type="checkbox"/> 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.

Date _____