



This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.



# Closing Disclosure

<b>Closing Information</b> 		<b>Transaction Information</b>		<b>Loan Information</b>	
<b>Date Issued</b>	01/08/19	<b>Borrower</b>	Jane Doe and John Doe	<b>Loan Term</b>	30 years
<b>Closing Date</b>	01/08/19		222 Anywhere Avenue #727	<b>Purpose</b>	Purchase
<b>Disbursement Date</b>	01/08/19		Anywhere, FL 33333	<b>Product</b>	Fixed Rate
<b>Settlement Agent</b>	Olympia Title & Escrow Corporation	<b>Seller</b>	Joseph Smith and Barbara Smith	<b>Loan Type</b>	<input type="checkbox"/> Conventional <input checked="" type="checkbox"/> FHA
<b>File #</b>	SAMPLE0		222 Anywhere Avenue #727		<input type="checkbox"/> VA <input type="checkbox"/>
<b>Property</b>	222 Anywhere Avenue #727		Anywhere, FL 33333	<b>Loan ID #</b>	10000111
	Anywhere, FL 33333	<b>Lender</b>	XYZ Lending Corporation	<b>MIC #</b>	095-0000000-703
<b>Sale Price</b>	\$ 358,800				

Loan Terms		Can this amount increase after closing?	
<b>Loan Amount</b>	\$ 348,570		NO
<b>Interest Rate</b>	4.49%		NO
<b>Monthly Principal &amp; Interest</b>	\$ 1,764.08 		NO
<i>See Projected Payments below for your Estimated Total Monthly Payment</i>			
		Does the loan have these features?	
<b>Prepayment Penalty</b>			NO
<b>Balloon Payment</b>			NO



  

Projected Payments				
Payment Calculation	Years 1 - 30	Years	Years	Years
Principal & Interest	\$1,764.08			
Mortgage Insurance	+ 240.88	+	+	+
<b>Estimated Escrow</b>	+ 813.79 	+	+	+
<i>Amount can increase over time</i>				
<b>Estimated Total Monthly Payment</b>	\$2,818.75 			

<b>Estimated Taxes, Insurance &amp; Assessments</b>	\$813.79 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:	<b>In escrow?</b> Y Y N
<i>Amount can increase over time See page 4 for details</i>			
<i>See Escrow Account on page 4 for details. You must pay for other property costs separately</i>			

Costs at Closing	
<b>Closing Costs</b>	\$ 18,924.55  Includes \$ 10,322.46 in Loan Costs + \$ 9,229.52 in Other Costs - \$ 627.43 in Lender Credits. See page 2 for details.
<b>Cash to Close</b>	\$ 14,756.51  Includes Closing Costs. See Cash to Close on page 3 for details. <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower

# Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>					
01 % of Loan Amount (Points)					
02 Broker Compensation					\$9,585.68
03					
04					
05					
06					
07					
<b>B. Services Borrower Did Not Shop For</b>		\$7,545.06			
01 Appraisal to Appraisal Company		\$515.00			
02 Credit Report to Credit Agency		\$40.00			
03 Mortgage Insurance to Dept of HUD	\$5,995.06				
04 Processing to Mortgage Processing Company	\$995.00				
05					
06					
07					
08					
<b>C. Services Borrower Did Shop For</b>		\$2,777.40			
01 Survey to Survey Company	\$395.00				
02 Title - Lender's Endorsement to Olympia Title & Escrow Corp	\$25.00				
03 Title - Lender's Florida Form to Olympia Title & Escrow Corp	\$189.40				
04 Title - Lender's Title Insura to Olympia Title & Escrow Corp	\$1,818.00				
05 Title - Settlement Closing Fe to Olympia Title & Escrow Corp	\$350.00				
06					
07					
08					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>		\$10,322.46			
Loan Costs Subtotals (A + B + C)	\$9,767.46	\$555.00			
<b>Other Costs</b>					
<b>E. Taxes and Other Government Fees</b>		\$2,107.24			
01 Recording Fees Deed: \$27.00 Mortgage: \$163.0	\$190.00				
02 Deed Documentary Stamps/Mortg	\$1,220.10		\$2,511.60		
03 Intangible Tax	\$697.14				
<b>F. Prepays</b>		\$3,296.12			
01 Homeowner's Insurance P(12 mo.) to Florida Home Insurance Comp	\$2,267.00				
02 Mortgage Insurance Prem( mo.)					
03 Prepaid Interest (\$42.88 per day from 01/08/19 to 02/01/19)	\$1,029.12				
04 Property Taxes ( mo.)					
05					
<b>G. Initial Escrow Payment at Closing</b>		\$3,255.16			
01 Homeowner's Insurance \$188.92 per month for 4 mo.	\$755.68				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$624.87 per month for 4 mo.	\$2,499.48				
04 New line per month for mo.					
05					
06					
07					
08 Aggregate Adjustmen					
<b>H. Other</b>		\$571.00			
01 Add'l Broker Commission to Buyer's Real Estate Company	\$495.00				
02 Add'l Broker Commission to Seller's Real Estate Compan			\$495.00		
03 Association Estoppel Reimburs to Olympia Title & Escrow Corp			\$350.00		
04 Municipal Lien Search to Lightning Lien Letters			\$385.00		
05 Owner's Title Insurance (opti to Olympia Title & Escrow Corp	\$76.00				
06 Real Estate Commission to Acme Real Estate Brokers			\$10,764.00		
07 Real Estate Commission to Sunshine State Realty			\$10,764.00		
08 Real Estate Commission to Sunshine State Realty					
09 Settlement Closing Fee to Olympia Title & Escrow Corp			\$500.00		
10 Wire / Courier / Notary to Olympia Title & Escrow Corp			\$145.00		
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>		\$9,229.52			
Other Costs Subtotals (E + F + G + H)	\$9,229.52				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>		\$18,924.55			
Closing Costs Subtotals (D + I)	\$18,996.98	\$555.00	\$25,914.60	\$0.00	\$9,585.68
Lender Credits		-\$627.43			

**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)	\$0	\$18,924.55	NO
Closing Costs Paid Before Closing	\$0	-\$555.00	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0.00	NO
Down Payment/Funds from Borrower	\$0	\$10,230.00	NO
Deposit	\$0	-\$12,705.00	NO
Funds for Borrower	\$0	\$0.00	NO
Seller Credits	\$0	\$0.00	NO
Adjustments and Other Credits	\$0	-\$1,138.04	NO
<b>Cash to Close</b>	\$0	\$14,756.51	


**Summaries of Transactions**

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION				SELLER'S TRANSACTION			
<b>K. Due From Borrower at Closing</b>				<b>M. Due to Seller at Closing</b>			
			\$377,169.55				\$358,800.00
01	Sale Price of Property		\$358,800.00	01	Sale Price of Property		\$358,800.00
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)		\$18,369.55	03			
04	Page 3a Total			04			
<b>Adjustments</b>				<b>Adjustments for Items Paid by Seller in Advance</b>			
05				05			
06				06			
07				07			
<b>Adjustments for Items Paid by Seller in Advance</b>				<b>Adjustments for Items Paid by Seller in Advance</b>			
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			
<b>L. Paid Already or on Behalf of Borrower at Closing</b>				<b>N. Due from Seller at Closing</b>			
			\$362,413.04				\$325,634.40
01	Deposit		\$12,705.00	01	Excess Deposit		
02	Loan Amount		\$348,570.00	02	Closing Costs Paid at Closing (J)		\$25,914.60
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 to Bank of America		\$281,736.35
05	Seller Credit			05	Payoff of Second Mortgage Loan to Ditech		\$16,545.41
<b>Other Credits</b>				<b>Other Credits</b>			
06				06			
07				07			
<b>Adjustments</b>				<b>Adjustments for Items Unpaid by Seller</b>			
08				08	Seller Credit		
09	Seller Credit		\$1,000.00	09			
10				10	Final Water Utility Escrow		\$300.00
11				11	Seller Credit		\$1,000.00
<b>Adjustments for Items Unpaid by Seller</b>				<b>Adjustments for Items Unpaid by Seller</b>			
12	City/Town Taxes	to		14	City/Town Taxes	to	
13	County Taxes	01/01/2019 to 01/08/2019	\$138.04	15	County Taxes	01/01/2019 to 01/08/2019	\$138.04
14	Assessments	to		16	Assessments	to	
15				17			
16				18			
17				19			
<b>CALCULATION</b>				<b>CALCULATION</b>			
Total Due from Borrower at Closing (K)			\$377,169.55	Total Due to Seller at Closing (M)			\$358,800.00
Total Paid Already by or on Behalf of Borrower at Closing (L)			-\$362,413.0	Total Due from Seller at Closing (N)			-\$325,634.4
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower			\$14,756.51	<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller			\$33,165.60


# Additional Information About This Loan

## 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 15 days late, your lender will charge a late fee of

**Negative Amortization** 

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 (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

do not have a negative amortization feature.


**Partial Payments** 

Your lender  may accept payments that are less than the full amount due (partial payments) and apply them to your loan.

may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.

does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

**Security Interest** 

You are granting a security interest in  
222 Anywhere Avenue #727  
Anywhere, FL 33333

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

OLYMPIA TITLE & ESCROW CORPORATION  
401 EAST LAS OLAS BLVD, STE 1400  
FORT LAUDERDALE, FL 33301  
PHONE: 954-332-2481 DIRECT/TEXT: 954-695-7598  
FAX: (954) 862-5938 EMAIL: INFO@OLYMPIATITLE.ORG

**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	\$9,765.48	Estimated total amount over year 1 for your escrowed property costs Homeowner Insurance, Property Taxes
Property costs Over Year 1		
Non-Escrowed Property costs Over Year 1	\$0.00	Estimated total amount over year 1 for your non-escrowed property costs  You may have other property costs
Initial Escrow Payment	\$3,255.16	A cushion for the escrow account you pay at closing. See section G on page 2.
Monthly Escrow Payment	\$813.79	The amount included in your total monthly payment.


will not have an escrow account because  you declined it  your lender does not offer one. You must directly pay your property costs, such as taxes and homeowners's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

**In the future**  
Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you would buy on your own.

**Loan Calculations**  **Other Disclosures**


<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs as scheduled.	\$646,422.12
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$287,529.66
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$347,540.88
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	4.515%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	82.782%

 **Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

**Appraisal**  
If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

**Contract Details**  
See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and

 the rules for making payments before they are due.

**Liability after Foreclosure**  
If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,  
 state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.  
 state law does not protect you from liability for the unpaid balance.

**Loan Acceptance**  
You do not have to accept this loan because you have received this form or signed a loan application.

**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.

**Tax Deductions**  
If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

**Contact Information** 

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
<b>Name</b>	XYZ Lending Corporation	XYZ Mortgage Broker	Sunshine State Realty	Acme Real Estate Brokers	Olympia Title & Escrow Corporation
<b>Address</b>	123 Anywhere Road Anytown, FL 33333	2700 Allentown Road Anywhere, FL 33333	3400 A1A Hwy Anywhere, FL 33333	555 Federal Hwy Anywhere, FL 33333	401 East Las Olas B Fort Lauderdale, FL
<b>NMLS ID</b>	555555	555555555			
<b>FL License ID</b>	55555	555555	55555	555555	E-12639
<b>Contact</b>	Larry Loan Officer	Mike Mortgage Broke	Buyer's Agent Anna	Lisa Listing Agent	Ali Egeli, Presiden
<b>Contact NMLS ID</b>	555555	5555555			
<b>Contact FL License ID</b>	5555555	555555	555555	555555	FL-E182220
<b>Email</b>	<a href="mailto:larry@loansrus.com">larry@loansrus.com</a>	<a href="mailto:mike@xyzmortgage.com">mike@xyzmortgage.com</a>	<a href="mailto:buyersagentanna@realtors.com">buyersagentanna@realtors.com</a>	<a href="mailto:listingagents@list.com">listingagents@list.com</a>	<a href="mailto:info@olympiatitle.org">info@olympiatitle.org</a>
<b>Phone</b>	954-555-5555	305-555-5555	954-555-5555	954-555-5555	888-412-5674

**Confirm Receipt**

OLYMPIA TITLE & ESCROW CORPORATION  
 401 EAST LAS OLAS BLVD, STE 1400  
 FORT LAUDERDALE, FL 33301  
 PHONE: 954-332-2481 DIRECT/TEXT: 954-695-7598  
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**CALL US: 888-41CLOSING (888-412-5674)  
 FOR A QUOTE ON YOUR PURCHASE, SALE, OR  
 REFINANCE TRANSACTION.**