

List name & mailing address of consumer(s) applying for loan. Use each Applicant's name & mailing address if there are multiple Applicants. An additional page may be added to the Loan Estimate if the space provided is insufficient to list all of the Applicants.

3 Product Types:
Adjustable, Step Rate or Fixed. Also disclose following features (if app) that may change periodic payment: Neg Am, IO, Step Pymt, Balloon Pymt & Seasonal Pymt. Include length of introductory period.

Broker Issued LE must list unique Lender Loan ID# or left blank if Credit Name unknown.

Date & Time (incl applicable time zone) when lock period ends & Estimated closing costs expire must be disclosed.

Broker Issued LE must list Creditor Name & Address. If creditor unknown, leave creditor name & address blank.

Date document is delivered or placed in the mail.

For Refinance transaction, label is EST. PROP. VALUE or APPRAISED PROPERTY

Interest Rate at Consummation. If ARM product and IR not known, list fully indexed IR. Percentage amounts may not be rounded and should be shown as three decimals or if a whole number, show the whole number only with NO decimals.

Disclose a Single Column Projected Payments Table if loan is a 30 YR Fixed Without MI

MI Includes any Mtg Guarantee that provides coverage similar to MI (VA/USDA Guarantee). If MI is not required, disclose "0".

Est Closing Costs must match Page 2, Box J of Loan Estimate

FICUS BANK

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 2/15/2013
APPLICANTS Michael Jones and Mary Stone
 123 Anywhere Street
 Anytown, ST 12345
PROPERTY 456 Somewhere Avenue
 Anytown, ST 12345
SALE PRICE \$180,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA
LOAN ID # 123456789
RATE LOCK NO YES, until 4/16/2013 at 5:00 p.m. EDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/4/2013 at 5:00 p.m. EDT

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO
Does the loan have these features?		
Prepayment Penalty	YES • As high as \$3,240 if you pay off the loan during the first 2 years	
Balloon Payment	NO	

Projected Payments	Years 1-7	Years 8-30
Payment Calculation		
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206	+ 206
Estimated Total Monthly Payment	\$1,050	\$968

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$206 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	In escrow? YES YES
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Costs at Closing	
Estimated Closing Costs	\$8,054 Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$16,054 Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

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

This amount is the same as the Estimated Cash to Close, from the Calculating Cash to Close table on page 2 of the Loan Estimate.

Includes Flood Insurance

Includes HOA Dues

Projected Payments table may contain a maximum of four columns

NOTE: Amounts disclosed under Loan Costs and Other Costs are rounded to the nearest Whole Dollar.

NOTE: Costs Must Alphabetized.

Closing Cost Details

Loan Costs

A. Origination Charges		\$1,802
.25 % of Loan Amount (Points)		\$405
Application Fee		\$300
Underwriting Fee		\$1,097

Box A – 0% Tolerance

Contains Costs payable by Consumer to Creditor
Borrower Paid Compensation Disclosed in Box A
Lender Paid Compensation NOT Disclosed on Loan Estimate
Only items paid directly by the consumer to compensate a loan originator are Origination Charges.
Costs are rounded to the Nearest Whole Dollar

B. Services You Cannot Shop For		\$672
Appraisal Fee		\$405
Credit Report Fee		\$30
Flood Determination Fee		\$20
Flood Monitoring Fee		\$32
Tax Monitoring Fee		\$75
Tax Status Research Fee		\$110

Costs are rounded to the Nearest Whole Dollar
Services You Cannot Shop for Might Include:
Government funding fee (such as a VA or USDA guarantee fee, or any other fee paid to a government entity as part of a governmental loan program),
Homeowner's association certification fee,
Title – Closing Protection Letter fee,
Title – Lender's Title Insurance Policy, and
Upfront MI Fee (unless fee is a prepayment of future premiums or a payment into an escrow account).

C. Services You Can Shop For		\$3,198
Pest Inspection Fee		\$135
Survey Fee		\$65
Title – Insurance Binder		\$700
Title – Lender's Title Policy		\$535
Title – Settlement Agent Fee		\$502
Title – Title Search		\$1,261

All Title Related Fees must Start with Title and be Appended with a (dash) followed by Specific Fee Name.

D. TOTAL LOAN COSTS (A + B + C)		\$5,672
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Other Costs

Other Costs: Costs not required by the Creditor

E. Taxes and Other Government Fees		\$85
Recording Fees and Other Taxes		\$85
Transfer Taxes		

F. Prepaids		\$867
Homeowner's Insurance Premium (6 months)		\$605
Mortgage Insurance Premium (months)		
Prepaid Interest (\$17.44 per day for 15 days @ 3.875%)		\$262
Property Taxes (months)		

G. Initial Escrow Payment at Closing		\$413
Homeowner's Insurance \$100.83 per month for 2 mo.		\$202
Mortgage Insurance per month for mo.		
Property Taxes \$105.30 per month for 2 mo.		\$211

H. Other		\$1,017
Title – Owner's Title Policy (optional)		\$1,017

Examples of "Other" costs: Real Estate Commissions, Inspection Fees Required by Purchase Contract, HOA Fees associated with Transfer of Ownership.

I. TOTAL OTHER COSTS (E + F + G + H)		\$2,382
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I. TOTAL OTHER COSTS (E + F + G + H)		\$2,382
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J. TOTAL CLOSING COSTS		\$8,054
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D + I		\$8,054
Lender Credits		

Calculating Cash to Close

Total Closing Costs (J)		\$8,054
Closing Costs Financed (Paid from your Loan Amount)		\$0
Down Payment/Funds from Borrower		\$18,000
Deposit		– \$10,000
Funds for Borrower		\$0
Seller Credits		\$0
Adjustments and Other Credits		\$0

Estimated Cash to Close		\$16,054
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Includes funds provided to the consumer from the proceeds of subordinate financing, local or State housing assistance grants, or other similar sources.

Recording Fees are limited to fees associated with the recording of documents.

Disclose only transfer taxes paid by Consumer.

If "Other" cost not reqd by Creditor, must include the parenthetical description (optional) at the end of the label.

Lender Credits and YSP Credits are disclosed as an aggregated sum.

Amount of cash Consumer is expected to pay at consummation

POINTS: a charge to reduce the interest rate. Show as a percentage of loan amount and dollar amount. If no points are charged, then leave BLANK both the percentage of points stated in the label and the dollar amount.

0% Tolerance

No Tolerance unless Affiliate. Affiliate Charges are 0% Tolerance.

Additional Information About This Loan

LENDER Ficus Bank
NMLS/___ LICENSE ID
LOAN OFFICER Joe Smith
NMLS/___ LICENSE ID 12345
EMAIL joesmith@ficusbank.com
PHONE 123-456-7890

MORTGAGE BROKER
NMLS/___ LICENSE ID
LOAN OFFICER
NMLS/___ LICENSE ID
EMAIL
PHONE

Disclose the **Name** and **NMLS/___ License ID** number for the creditor and mortgage broker, if any, and the individual loan officer of both. Also, disclose the **Email** and/or **Phone** number of the individual loan officer. The person identified as the individual loan officer must be the primary contact for the consumer.

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	\$56,582 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$15,773 Principal you will have paid off.
Annual Percentage Rate (APR)	4.274% Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	69.45% 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 the monthly principal and interest payment.
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 type="checkbox"/> to service your loan. If so, you will make your payments to us. <input checked="" 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.

Applicant Signature _____

Date _____

Co-Applicant Signature _____

Date _____