

# Loan Estimate

DATE ISSUED

APPLICANTS

PROPERTY

PROP. VALUE

LOAN TERM 20 YEARS

PURPOSE Home Equity Loan

PRODUCT Fixed Rate

LOAN TYPE Conventional FHA VA

LOAN ID #

RATE LOCK NO Yes, until

*Before closing, your interest rate, points and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on*

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$	NO
Interest Rate	1.75%	NO
Monthly Principal & Interest <small>See Projected Payments below for your Estimated Total Monthly Payment</small>	\$	NO
	Does the loan have these features?	
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-10	
Principal & Interest	\$	
Mortgage Insurance	+ \$ 0	
Estimated Escrow <small>Amount can increase over time</small>	+ \$ 0	
<b>Estimated Total Monthly Payment</b>	<b>\$</b>	

	This estimate includes	In escrow?
Estimated Taxes, Insurance & Assessments <small>Amount can increase over time</small>	Property Taxes	NO
	Homeowner's Insurance	NO
	Other:	
	<i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	
	a month	

Costs at Closing		
Estimated Closing Costs	\$	Includes \$_____ in Loan Costs + \$_____ in Other Costs – \$0 In Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

## Closing Cost

Loan Costs		Other Costs	
<b>A. Origination Charges</b>	\$	<b>E. Taxes and Other Government Fees</b>	\$
0% of Loan Amount (Points)		Recording Fees and Other Taxes	\$
Partic. Comp 5% (min \$500; max \$1000)	\$	Transfer Taxes	
<hr/>		<hr/>	
<b>B. Services You Cannot Shop For</b>	\$	<b>F. Prepays</b>	
Credit Report(s)	\$	Homeowner's Insurance Premium	( months)
Title/Lien Search(es)	\$	Mortgage Insurance Premium	( months)
L of L Flood Cert.	\$	Prepaid Interest	( per day for days@ )
		Property Taxes	( mo )
<hr/>		<hr/>	
<b>C. Services You Can Shop For</b>	\$	<b>G. Initial Escrow Payment at Closing</b>	
		Homeowner's Insurance	per month for mo.
		Mortgage Insurance	per month for mo.
		Property Taxes	per month for mo.
<hr/>		<hr/>	
		<b>H. Other</b>	
<hr/>		<hr/>	
<b>D. TOTAL LOAN COSTS (A + B + C)</b>	\$	<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	\$
<hr/>		<hr/>	
		<b>J. TOTAL CLOSING COSTS</b>	\$
		D + I	\$
		Lender Credits	
<hr/>		<hr/>	
		<b>Calculating Cash to Close</b>	
		Loan Amount	\$
		Total Closing Costs (J)	\$
		Estimated Total Payoffs and Payments	\$
		<b>Estimated Cash to Close</b>	<b>From</b> <b>To Borrower</b>
		Estimated Closing Costs Financed	
		(Paid from your Loan Amount)	\$

## Additional Information about this Loan

LENDER NMLS/LICENSE ID	Pennsylvania Housing Finance Agency N/A	MORTGAGE BROKER NMLS/LICENSE ID
LOAN OFFICER NMLS/LICENSE ID		LOAN OFFICER NMLS/LICENSE ID
EMAIL PHONE		EMAIL PHONE

### Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	\$	Total you will have paid in principal, interest, mortgage insurance and loan costs.
	\$	Principal you will have paid off.
Annual Percentage Rate (APR)	%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	%	The total amount of interest 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 will allow, under certain conditions, this person to assume this loan on the original terms. We will not allow assumptions of this loan on the original terms.

#### Late Payment

If your payment is more than 15 days late, we will charge a late fee of *5% 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 to service your loan. If so, you will make your payments to us. We will 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

## Additional Details For Services You Can Shop For

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

<b>Service Provider List</b>	<b>You can select these providers or shop for your own providers.</b>		
<b>Service</b>	<b>Estimate</b>	<b>Provider We Identified</b>	<b>Contact Information</b>

Applicants:

Date Issued:

Loan ID#:

## Additional Details For Services You Cannot Shop For

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<b>Service Provider List</b>	You can only select from these providers for these services.		
<b>Service</b>	<b>Estimate</b>	<b>Provider We Identified</b>	<b>Contact Information</b>
Credit Report(s)			
Title/Lien Search(es)			
Life of Loan Flood Cert.			

Applicants:

Date Issued:

Loan ID#: