

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
 Closing Date
 Disbursement Date
 Settlement Agent
 File #
 Property
 Sale Price

Transaction Information

Borrower

 Seller

 Lender

Loan Information

Loan Term 10 years
 Purpose
 Product Fixed Rate
 Loan Type Conventional
 FHA VA ___
 Loan ID #
 MIC#

Loan Terms	Can this amount increase after closing?
Loan Amount	NO
Interest Rate	0% NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	NO
Prepayment Penalty	Does the loan have these features? NO
Balloon Payment	NO

Projected Payments	Years 1-10									
Payment Calculation										
Principal & Interest										
Mortgage Insurance	+ 0									
Estimated Escrow <i>Amount can increase over time</i>	+ 0									
Estimated Total Monthly Payment										
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	<table border="0"> <tr> <td rowspan="4">a month</td> <td>This estimate includes in escrow?</td> <td>In escrow?</td> </tr> <tr> <td><input checked="" type="checkbox"/> Property Taxes</td> <td>NO</td> </tr> <tr> <td><input checked="" type="checkbox"/> Homeowner's Insurance</td> <td>NO</td> </tr> <tr> <td><input type="checkbox"/> Other:</td> <td></td> </tr> </table> <p><i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i></p>	a month	This estimate includes in escrow?	In escrow?	<input checked="" type="checkbox"/> Property Taxes	NO	<input checked="" type="checkbox"/> Homeowner's Insurance	NO	<input type="checkbox"/> Other:	
a month	This estimate includes in escrow?		In escrow?							
	<input checked="" type="checkbox"/> Property Taxes		NO							
	<input checked="" type="checkbox"/> Homeowner's Insurance		NO							
	<input type="checkbox"/> Other:									

Costs at Closing	
Closing Costs	Includes \$0 in Loan Costs + in Other Costs- In Lender Credits. See page 2 for details.
Cash to Close	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					
01					
02					
03					
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For					
01					
02					
03					
04					
05					
06					
07					
08					
C. Services Borrower Did Shop For					
01					
02					
03					
04					
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower Paid)					
Loan Costs Subtotals (A+B+C)					
Other Costs					
E. Taxes and other Government Fees					
01	Recording Fees	Deed:	Mortgage:		
02					
F. Prepays \$0					
01	Homeowner's Insurance Premium (mo.)				
02	Mortgage Insurance Premium (mo.)				
03	Prepaid Interest (per day from to)				
04	Property Taxes (mo.)				
05					
G. Initial Escrow Payment at Closing \$0					
01	Homeowner's Insurance per month for mo.				
02	Mortgage Insurance per month for mo.				
03	Property Taxes per month for mo.				
04					
05					
06					
07					
08	Aggregate Adjustment				
H. Other					
01					
02					
03					
04					
05					
06					
07					
08					
I. TOTAL OTHER COSTS (Borrower- Paid)					
Other Costs Subtotals (E+F+G+H)					
J. TOTAL CLOSING COSTS (Borrower-Paid)					
Closing Costs Subtotals (D+I)					
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)			
Closing Costs Paid Before Closing	\$0		
Closing Costs Financed (Paid from your Loan Amount)			
Down Payment/Funds from Borrower Deposit	\$0	\$0	NO
Funds from Borrower	\$0	\$0	NO
Seller Credits Adjustments and Other Credits			
Cash to Close			

Summaries of Transactions

Use this table to see a summary of your transactions.

BORROWER'S TRANSACTION

SELLER'S TRANSACTION

K. Due from Borrower at Closing

M. Due to Seller at Closing

01 Sale Price of Property	
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to \$0	
09 County Taxes to \$0	
10 Assessments to \$0	
11	
12	
13	
14	
15	

01 Sale Price of Property	
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 \$0	
10 County Taxes to \$0	
11 Assessments to \$0	
12	
13	
14	
15	
16	

L. Paid Already by or on Behalf of Borrower at Closing

N. Due from Seller at Closing

01 Deposit	\$0
02 Loan Amount	
03 Existing Loan(s) Assumed or Taken Subject to	\$0
04	
05 Seller Credit	
Other Credits	\$0
06	
07	
Adjustments	
08	
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to \$0	
13 County Taxes to \$0	
14 Assessments to \$0	
15	
16	
17	

01 Excess Deposit	\$0
02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to	\$0
04 Payoff of First Mortgage Loan	\$0
05 Payoff of Second Mortgage Loan	\$0
06	
07	
08 Seller Credit	
09	
10	
11	
12	
13	
Adjustments from Items Unpaid by Seller	
14 City/Town Taxes to \$0	
15 County Taxes to \$0	
16 Assessments to \$0	
17	
18	
19	

CALCULATION

CALCULATION

Total Due from Borrower at Closing (K)	
Total Paid Already by or on Behalf of Borrower at Closing (L)	
Cash to Close <input type="checkbox"/> From <input type="checkbox"/> To Borrower	

Total Due to Seller at Closing (M)	\$0
Total Due from Seller at Closing (N)	
Cash <input type="checkbox"/> From <input type="checkbox"/> to Seller	

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 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 late payment is more than ____ days late, your lender will charge a late fee of _____

Negative Amortization (increase in Loan Amount)

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 _____

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

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 Property Costs over Year 1		Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment		A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment		The amount included in your total monthly payment.

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

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 could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	
Finance Charge. The dollar amount the loan will cost you.	\$0
Amount Financed. The loan amount available after paying your upfront finance charge.	
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	0%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	0%



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

Other Disclosures

Appraisals

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.

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 the 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
Name	Pennsylvania Housing Finance Agency				
Address	211 N. Front St. Harrisburg, PA 17101				
NMLS ID	N/A				
PA License ID	N/A				
Contact	Coleen Baumert				
Contact NMLS ID	271329				
Contact PA License ID	37232				
Email	Askphfa.org				
Phone	855-827-3446				

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