

Loan Estimate

DATE ISSUED

APPLICANTS

PROPERTY

PROP. VALUE

LOAN TERM

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 See Projected Payments below for your Estimated Total Monthly Payment	\$	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 <i>Amount can increase over time</i>	+ \$ 0	
Estimated Total Monthly Payment	\$	

	This estimate includes	In escrow?
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	Property Taxes Homeowner's Insurance Other:	NO NO
	a month	<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	\$	Includes \$_____ in Loan Costs + \$_____ in Other Costs – _____ 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. From _____ To Borrower

Additional Information about this Loan

LENDER	Pennsylvania Housing Finance Agency	MORTGAGE BROKER
NMLS/LICENSE ID	N/A	NMLS/LICENSE ID
LOAN OFFICER	Coleen Baumert	LOAN OFFICER
NMLS/LICENSE ID	271329	NMLS/LICENSE ID
EMAIL	septic@phfa.org	EMAIL
PHONE	855-827-3446	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% <i>the monthly principal and interest payment up to \$10.00.</i>
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
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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).

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

Applicants:

Date Issued:

Loan ID#:

Additional Details For Services You Cannot Shop For

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

Applicants:

Date Issued:

Loan ID#: