

Loan Estimate

DATE ISSUED 10/05/2018
 APPLICANTS JACIE TEST VETERAN
 20717 ALIGATOR DRIVE
 COASTAL, FL 33345
 PROPERTY 478 GREENWAY CIR
 ALAMO, CA 94507
 SALE PRICE \$400,000

LOAN TERM 30 years
 PURPOSE Purchase
 PRODUCT FIXED RATE
 LOAN TYPE Conventional FHA VA _____
 LOAN ID# UAT.72-107407A
 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 10/18/2018 5:00PM MDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$400,000	NO
Interest Rate	4.500%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,026.75	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest	\$2,026.75	
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	0
Estimated Total Monthly Payment	\$2,026.75	

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$0 a month	This estimate includes <input type="checkbox"/> Property Taxes <input 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?
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Costs at Closing		
Estimated Closing Costs	\$9,158	Includes \$6,872 in Loan Costs + \$2,286 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	-\$41,371	Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

Closing Cost Details

Loan Costs

A. Origination Charges	\$5,112
% of Loan Amount (Points)	
MERS FEE	\$12
ORIGINATION FEE	\$4,000
POST CLOSE HOLDBACK ADMIN.	\$200
PROCESSING FEE	\$450
UNDERWRITING FEE	\$450

B. Services You Cannot Shop For	\$431
APPRAISAL FEE	\$400
CREDIT REPORT FEE	\$18
FLOOD CERTIFICATION FEE	\$13

C. Services You Can Shop For	\$1,329
TITLE – ABSTRACT/TITLE SEARCH	\$90
TITLE – DOCUMENT PREPARATION	\$24
TITLE – EXAMINATION/BINDER FEE	\$130
TITLE – LENDER'S TITLE AGENT	\$50
TITLE – LENDER'S TITLE UW	\$750
TITLE – SETTLEMENT/CLOSING FEE	\$275
TITLE – TITLE COURIER FEE	\$10

D. TOTAL LOAN COSTS (A + B + C)	\$6,872
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Other Costs

E. Taxes and Other Government Fees	\$1,062
Recording Fees and Other Taxes	\$92
Transfer Taxes	\$970
F. Prepaids	\$49
Homeowner's Insurance Premium (months)	
Mortgage Insurance Premium (months)	
Prepaid Interest (\$49.32 per day for 1 days @ 4.500%)	\$49
Property Taxes (months)	

G. Initial Escrow Payment at Closing

Homeowner's Insurance	per month for	mo.
Mortgage Insurance	per month for	mo.
Property Taxes	per month for	mo.

H. Other	\$1,175
TITLE – OWNER'S TITLE AGT. (OPTIONAL)	\$925
TITLE – OWNER'S TITLE UW (OPTIONAL)	\$250

I. TOTAL OTHER COSTS (E + F + G + H)	\$2,286
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J. TOTAL CLOSING COSTS	\$9,158
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D + I	\$9,158
Lender Credits	

Calculating Cash to Close

Total Closing Costs (J)	\$9,158
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$0
Deposit	-\$50,000
Funds for Borrower	\$0
Seller Credits	-\$529
Adjustments and Other Credits	\$0
Estimated Cash to Close	-\$41,371

Additional Information About This Loan

LENDER PULTE MORTGAGE LLC
NMLS / ___ LICENSE ID 1791
LOAN OFFICER CAROLINE CHAMPAGNE
NMLS / ___ LICENSE ID 987654
EMAIL JSAWYER@PULTEMORTGAGELLC.COM
PHONE (866) 668-8871 EXT. 2036

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

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	\$128,526	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$35,369	Principal you will have paid off.
Annual Percentage Rate (APR)	4.605%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	82.406%	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 checked="" type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input 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 4% of the overdue monthly payment, unless such amount exceeds the maximum amount allowed by applicable state law, in which case we may collect the maximum amount allowed by such law.
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.
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.