
TILA-RESPA Integrated Disclosures (TRID)

Mortgage Loan Estimate & Closing Disclosure Forms

INTRODUCTION

On August 1, 2015, the Consumer Financial Protection Bureau (CFPB) launched the new Loan Estimate and Closing Disclosure Integrated Disclosures for use on Closed End Mortgage products. These disclosures will be used for any new loans that are secured with real property. The documents will be replacing the Good Faith Estimate and Settlement Statements (HUD-1A and HUD-1).

The design behind these new integrated disclosures is to make it easier for consumers to understand and locate key information, and it also integrates the substantive and procedural requirements for providing these disclosures to consumers.

To read more about these form changes, please read the full comments in the Consumer Financial Protection Bureau's TILA/RESPA Integrated Disclosure: [Guide to the Loan Estimate and Closing Disclosure forms](http://files.consumerfinance.gov/f/201503_cfpb_tila-respa-integrated-disclosure-guide-to-the-loan-estimate-and-closing.pdf). (http://files.consumerfinance.gov/f/201503_cfpb_tila-respa-integrated-disclosure-guide-to-the-loan-estimate-and-closing.pdf)

Revision date: March 19, 2017

For an updated copy of this booklet, check out the Reference Materials page of our website:
<http://www.cuanswers.com/resources/doc/cubase-reference/>
CU*BASE® is a registered trademark of CU*Answers, Inc.

CONTENTS

| | |
|--|----|
| INTRODUCTION | 3 |
| SYSTEM FEATURES | 3 |
| SPECIAL NOTES | 4 |
| GETTING STARTED | 5 |
| LOAN ESTIMATE | 6 |
| CLOSING DISCLOSURE | 11 |
| REPRINTING FORMS | 18 |
| APPENDIX A: LOAN ESTIMATE FORM SAMPLE | 19 |
| APPENDIX B: CLOSING DISCLOSURE FORM SAMPLE | 22 |

INTRODUCTION

CU*BASE has an expanded database that captures key mortgage information during the loan application process, *prior to the loan being approved*. The screens and database are set up to be as standard and generic as possible, so that the data can be used with many different mortgage forms providers and layouts.

With the sheer volume of data that appears on most mortgage forms, one minor error used to mean laboriously retyping everything over again. But because the data is now captured into a stored database file, corrections can be made and forms reprinted again and again right up to the time the loan is approved and the account is created.

What does this mean for your credit union? Now you can submit mortgage forms, including **Loan Estimate, Closing Disclosure, Applications,** and **Promissory Notes** to CU*Answers for custom programming that will use the data from this new mortgage data capture system.

SYSTEM FEATURES

- ◆ **Data can begin being collected at the start** – Since the member data is tied to the Loan Request (Application) Number, not the loan account number, you may begin capturing data for the mortgage forms when the loan application process begins, long before the loan is approved or the final forms are ready to be printed. With the usual 30 to 45 days of activity between initial loan request and final mortgage closing, the ability to begin data collection immediately will save valuable time and effort and give everyone involved an up-to-date picture of the mortgage as it develops.
- ◆ **Multiple opportunities to print forms** - Data is captured into a stored database, corrections can be made and forms reprinted again and again right up to the time the loan is approved and the account is created.
- ◆ **Integrated with CU*BASE Underwriting Tools** - The same tools used for all other loan processing will also handle the collection and maintenance of mortgage data. No need to retrain lending personnel on where to go and what to do—the access is a simple keystroke away while working on the member's loan application. Anyone checking on the progress of the application can see information such as whether or not the appraisal has been completed, what the fee was and who will be paid for the service.
- ◆ **Captured mortgage data will fit multiple credit union-defined form layouts** - Your credit union can now submit your mortgage forms for custom programming, and CU*Answers will use the data collected in the mortgage data capture system to fill in your form layout.

SPECIAL NOTES

Since the form data is tied to the loan request number, not the loan account itself, you must enter all data and print the final forms before the loan account is actually approved, booked, and created in CU*BASE.

Both the Loan Estimate and the Closing Disclosure will be available before the loan has been booked, however, only the Closing Disclosure will be available for reprinting after the loan account has been created. Some data may need to be keyed into the screens again prior to reprinting. You will need to review the information before printing from the Loan Side of CU*BASE.

There are strict timelines to abide by when disclosing these documents to consumers. Please ensure you have reviewed the timeliness of the delivery of documents with the compliance team or from the CFPB's website which references the original regulation.

GETTING STARTED

The starting point for collecting mortgage data and printing the integrated disclosures is the **Print Loan Application Forms**, the central point for selecting the correct form in the list below and placing it into the field under CU*BASE Custom Forms.

This screen can be accessed by using either Action Code “WE” or “LR” after selecting **Tool #53 Process Member Applications**, or by choosing a pending loan request in **Tool #2 Work/View Loan Application Status**. Once inside the loan, select to **Complete Loan Application**, and use the **Print** tab to access the forms print area.

Once you’ve accessed the forms print area, select the form name from your forms listing (each form will be labeled as Loan Estimate or Closing Disclosure) or enter the form name. Once you have selected the form, use **Enter** to begin the data entry process.

Print Loan Application Forms screen

Form name is listed and now ready to be printed once enter is taken.

Naming convention will be similar to what is listed here.

| Type | Description |
|------|-----------------------------------|
| GMT1 | UCUL Consumer Mortgage AP |
| GMT2 | NC Mortgage R/E (AP) |
| LAPP | Custom Loan Application |
| M11A | Early Federal TILD Statement |
| M12A | Open End Consumer Plan |
| M13A | Copy Of Appraisals |
| MF4A | test |
| SPIN | SMP PL VISA/GD MC CC App (AP) |
| SUBA | WI-Ln, Sec, Agree, Disclosure, St |
| SUBA | WI-Ln, Sec, Agree, Disclosure, St |
| XACD | Smp PL Vjsa/GD TILD ACCT |
| XADD | Addendum to Credit Plan (AP) |
| XCDR | CD- H/E Fixed w/Sig |
| XLNE | LE - H/E Fixed w/o Sig |
| XLN2 | LE- H/E Fixed w/Sig |

| Type | Description |
|------|-----------------------------|
| XLN3 | *** NEW ** Loan Estimate AM |
| XLN4 | *** NEW ** Loan Estimate AM |
| XDEC | Open-End Credit Plan (AP) |
| XSMP | SMP PL VISA/GD MC CC Agrmt |

| Type | Description |
|------|-------------|
|------|-------------|

These documents will now be able to be bundled with any new or existing mortgage bundles. Please contact LenderVP Forms by email lendervpforms@cuanswers.com today to get this new disclosure added.

LOAN ESTIMATE

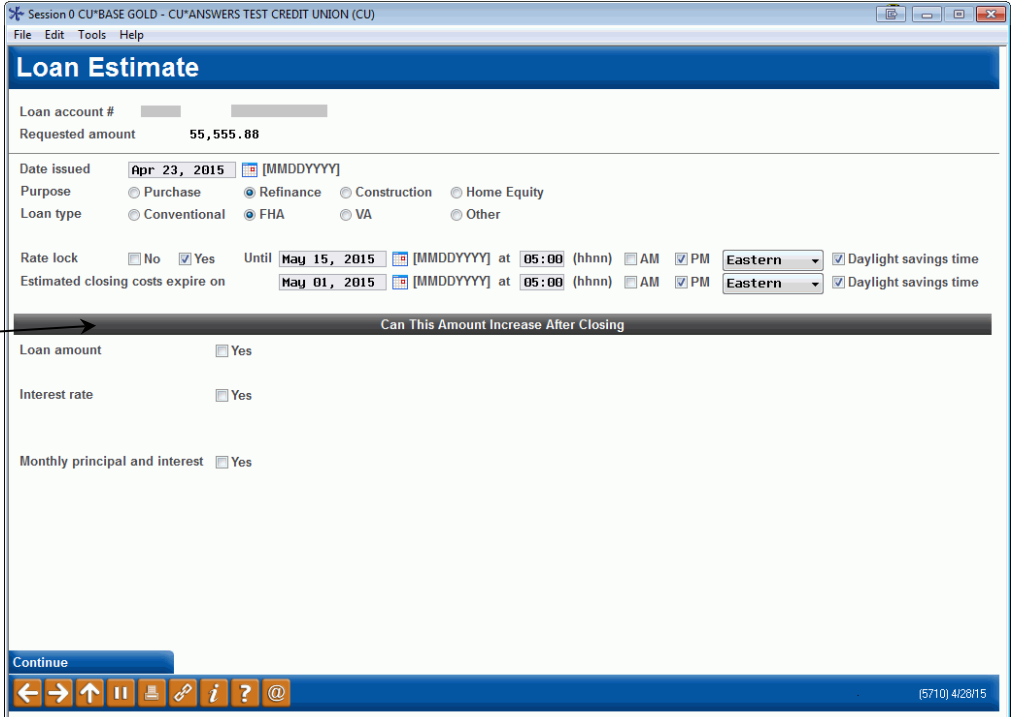
Each mortgage lender is required to provide a loan estimate to the borrower. The CU*BASE screens for the Loan Estimate forms follow along the format of the printed form.

This screen can be accessed by using either Action Code “WE” or “LR” after selecting **Tool #53 Process Member Applications**, or by choosing a pending loan request in **Tool #2 Work/View Loan Application Status**. Once inside the loan, select to **Complete Loan Application**, and use the **Print** tab to access the forms print area.

Refer to online help for descriptions of all the fields on the screen. NOTE: All the details included in this screen will print on the Loan Estimate form, a sample of which is documented in Appendix A (refer to page 19).

Screen 1

Any selections in the *Loan Amount*, *Interest Rate*, or *Monthly Principal and Interest* fields will cause additional input fields to display.



The *Purpose* and *Loan Type* are required for proceeding to next screen.

CUNA Mutual clients will need to review the paper copy to select the appropriate box as these values have been hard coded on the forms.

Rate Lock must be selected as either Yes or No. If Yes is selected, you must complete the date and time before continuing. CU*BASE will default the current settings for time zone. Select “*Daylight Savings Time*” if applicable. As an example, the time will print on the form as EST (Eastern Standard Time) or EDT (Eastern Daylight Saving Time).

Screen 2

Session 0 CUPBASE GOLD - ABC CREDIT UNION

File Edit Tools Help

Loan Estimate

Loan account #

Requested amount **55,555.88**

| Projected Payments | | | | | |
|--|--|--|--|--|--|
| Payment calculation | Years 1 - <input type="text" value="7"/> | FINAL PAYMENT | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Principal & interest | <input type="text" value="908.34"/> | <input type="text" value="14,197.09"/> min <input type="text" value="15,000.00"/> max | <input type="text" value="0.00"/> min <input type="text" value="0.00"/> max | <input type="text" value="0.00"/> min <input type="text" value="0.00"/> max | <input type="text" value="0.00"/> min <input type="text" value="0.00"/> max |
| Mortgage Insurance | <input type="text" value="100"/> | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="0"/> |
| Estimated escrow | <input type="text" value="100"/> | <input type="text" value="100"/> | <input type="text" value="0"/> | <input type="text" value="0"/> | <input type="text" value="0"/> |
| Estimated taxes, insurance & assessments | <input type="text" value="100"/> | | | | |

This estimate includes

☒ Property taxes ☒ Yes ☐ No ☐ Some

☒ Homeowner's insurance ☐ Yes ☒ No ☐ Some

☒ Other ☐ Yes ☐ No ☒ Some

Continue

Navigation icons: back, forward, up, down, search, print, help, etc.

(5711) 1001/15

If the loan has a variable rate, use the Min and Max payment fields to enter the range. If second column is used and only one payment amount should be entered use the "Min payment" field only. *Example: A balloon loan will only include a final payment, so you will use the "Min payment" field.*

Any Mortgage Insurance or Escrow will be need to be manually calculated and input on this screen in order to print on the form, as well as be used to calculate an accurate total monthly payment.

[illegible]

Enter in these estimates in whole dollars. To display calculated totals use the *F5- Calculate Totals* button

Session 0 CU*BASE GOLD - CU*ANSWERS TEST CREDIT UNION (CU)

File Edit Tools Help

Loan Estimate

Loan account #

Requested amount **55,555.88**

Other Costs

E. Taxes and Other Government Fees

Recording fees and other taxes

Transfer taxes

F. Prepays

Homeowner's insurance premium months

Mortgage insurance premium months

Property taxes months

Prepaid interest (per day for days at %)

G. Initial Escrow Payment at Closing

Homeowner's insurance per month for months

Mortgage insurance per month for months

Property taxes per month for months

Continue

← → ↑ ↓ ⌂ 🔗 ⓘ ? @

[5713] 4/28/15

8 TILA/RESPA Integrated Disclosures (TRID)

Screen 5

Session 0 CU*BASE GOLD - CU*ANSWERS TEST CREDIT UNION (CU)

File Edit Tools Help

Loan Estimate

Loan account #

Requested amount **55,555.88**

| H. Other | | Calculating Cash to Close | |
|----------------|---------------------------------|--------------------------------------|-------------------------------------|
| OTHER COST H-1 | <input type="text" value="51"/> | Total closing costs | <input type="text" value="0"/> |
| OTHER COST H-2 | <input type="text" value="52"/> | Estimated total payoffs and payments | <input type="text" value="50,000"/> |
| | <input type="text" value="0"/> | Estimated closing costs financed | <input type="text" value="1,000"/> |
| | <input type="text" value="0"/> | (paid from your loan account) | |

I. Total Other Costs (E + F + G + H)

Total other costs

J. Total Closing Costs

(D + I)

Lender credits

Calculate Totals

Continue

← → ↑ ↓ ⌂ 🔗 ⓘ ? @ (5714) 512/15

Estimated total payoffs and payments will include the purchase price of the property if completed for Purchase or Refinance.

Enter the estimated closing costs that will be financed using the loan in the *Estimated closing costs financed* box.

Screen 6

Session 0 CU*BASE GOLD - ABC CREDIT UNION

File Edit Tools Help

Loan Estimate

Loan account #

Requested amount **55,555.88**

| Contact Information | | | |
|---------------------|--|-----------------|--|
| Lender | | Mortgage Broker | |
| Name | CU*ANSWERS TEST CREDIT UNION | Name | CU*QUESTIONS |
| NMLS/License ID | <input type="text"/> State NC | NMLS/License ID | <input type="text"/> State MI |
| Loan officer | FRED | Loan officer | MIKE |
| NMLS/License ID | <input type="text"/> State TX | NMLS/License ID | <input type="text"/> State OH |
| Email | <input type="text"/> | Email | <input type="text"/> |
| Phone | 800 <input type="text"/> Ext 111 | Phone | 888 <input type="text"/> Ext 555 |

| Comparisons | |
|-------------|---|
| In 5 years | 54,711 total you will have paid in principal, interest, mip and loan costs |
| | 100 principal you will have paid off |

| Other Considerations | |
|---|--|
| Assumption | Servicing |
| If you sell or transfer this property to another person, we: | |
| <input checked="" type="checkbox"/> will allow, under certain conditions, to assume this loan on the original terms | <input checked="" type="checkbox"/> to service your loan |
| <input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms | <input checked="" type="checkbox"/> to transfer servicing of your loan |

Print Form

← → ↑ ↓ ⌂ 🔗 ⓘ ? @

(5715) 1001/15

In the *Comparisons* section, the first field following *In 5 years* will default in the scheduled payments for 5 years and the total loan costs from Item D on Page 2 of the Closing Disclosure. You will need to calculate and manually add in any Mortgage Insurance amounts, and update the field prior to printing the document.

To calculate the principal paid in 5 years, subtract the Current Balance from the Original Loan Balance, using information from the 5th year of payments from the amortization table on the *Loan Request Recap*, found on the primary loan screen.

Once you have completed your data entry, use the *Print Form (Enter)* button to print the form.

An example of a printed form is available in Appendix A (refer to page 19).

CLOSING DISCLOSURE

This disclosure will be available for use on the application (application side) and at closing (the loan side) on CU*BASE. The integrated document will pull in a majority of information from what was input previously on the Loan Estimate form. The amount fields will not carry over, as these are actual amounts, unlike the estimates from the Loan Estimate.

This screen can be accessed by using either Action Code “WE” or “LR” after selecting **Tool #53 Process Member Applications**, or by choosing a pending loan request in **Tool #2 Work/View Loan Application Status**. Once inside the loan, select to **Complete Loan Application**, and use the **Print** tab to access the forms print area.

Refer to online help for descriptions of all the fields on the screen. NOTE: All the details included in this screen will print on the Closing Disclosure form, a sample of which is documented in Appendix B (refer to page 22).

Screen 1

The *Date issued* field is used for the date on which the Closing Disclosure will be provided to the member.

Selecting “Yes” in any of the selection boxes beneath “Can This Amount Increase After Closing” will open additional fields for completion.

The *Purpose* and *Loan Type* are required for proceeding to next screen.

CUNA Mutual clients will need to review the paper copy to select the appropriate box as these values have been hard coded on the forms.

The *MIC #* is where you will enter the Mortgage Insurance Case Number, if this is required by the creditor.

Screen 2

As these are actual amounts and not estimates, you will enter all dollar amounts with two decimal places.

Session 0 CU*BASE GOLD - ABC CREDIT UNION

File Edit Tools Help

Closing Disclosure

Loan account #

Requested amount 55,555.88

| Projected Payments | | | | | |
|--|-------------|---------------|----------------------|----------------------|----------------------|
| Payment calculation | Years 1 - 7 | FINAL PAYMENT | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Principal & interest | 908.34 | 14,197.09 min | 0.00 min | 0.00 min | 0.00 min |
| | | 0.00 max | 0.00 max | 0.00 max | 0.00 max |
| Mortgage insurance | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Estimated escrow | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Estimated taxes, insurance & assessments | 100.00 | | | | |

This estimate includes

☒ Property taxes ☐ Yes ☐ No ☐ Some

☒ Homeowner's insurance ☐ Yes ☒ No ☐ Some

☒ Other OTHER FEES ☐ Yes ☐ No ☒ Some

Continue

Navigation icons: back, forward, up, down, search, help, etc.

(5639) 10/01/15

Just like the Loan Estimate, if you have a variable rate loan that has multiple payments or a balloon loan you will enter in additional columns. Only the balloon loan requires a "Final Payment," which will need to be input with the appropriate header and amount into the "min" field on the screen.

Screen 3

CU*BASE will automatically alphabetize each section as the regulation requires.

Session 0 CU*BASE GOLD - CU*ANSWERS TEST CREDIT UNION (CU)

File Edit Tools Help

Closing Disclosure

Loan account #

Requested amount 55,555.88

| Loan Costs | | | | |
|------------------------|---------------------------|---------------|----------------|----------------|
| A. Origination Charges | | Borrower Paid | | Paid By Others |
| | | At Closing | Before Closing | |
| 00.250 | % of loan amount (points) | 138.89 | 0.00 | 0.00 |
| APPLICATION FEE | to TEST CU | 0.00 | 300.00 | 0.00 |
| UNDERWRITING FEE | to MR UNDERWRITER | 10.97 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |

Continue

Navigation icons: back, forward, up, down, search, help, etc.

(5700) 4/28/15

Screen 4

Session 0 CU*BASE GOLD - CU*ANSWERS TEST CREDIT UNION (CU)

File Edit Tools Help

Closing Disclosure

Loan account #

Requested amount 55,555.88

| Loan Costs (Continued) | | | | |
|---------------------------------------|-----------------------------|---------------|----------------|----------------|
| B. Services Borrower Did Not Shop For | | Borrower Paid | | Paid By Others |
| | | At Closing | Before Closing | |
| APPRAISAL FEE | to APPRAISALS R US | 405.00 | 0.00 | 0.00 |
| CREDIT REPORT FEE | to EXPEDIA.COM | 0.00 | 30.00 | 0.00 |
| FLOOD DETERMINATION FEE | to CU NAME | 20.00 | 0.00 | 0.00 |
| FLOOD MONITORING FEE | to CU NAME | 32.00 | 0.00 | 0.00 |
| TAX MONITORING FEE | to KALAMAZOO TOWNSHIP TREAS | 75.00 | 0.00 | 0.00 |
| TAX STATUS RESEARCH FEE | to BETTER BUSINESS BUREAU | 110.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |

Continue

Navigation icons: Back, Forward, Up, Down, Print, Copy, Paste, Help, Search, etc.

(5701) 4/28/15

There are tolerances on the totals disclosed from the Loan Estimate. Remember to review the regulation or check with your compliance officer.

Screen 5

Session 0 CU*BASE GOLD - CU*ANSWERS TEST CREDIT UNION (CU)

File Edit Tools Help

Closing Disclosure

Loan account #

Requested amount 55,555.88

| Loan Costs (Continued) | | | | |
|-----------------------------------|---------------------------|---------------|----------------|----------------|
| C. Services Borrower Did Shop For | | Borrower Paid | | Paid By Others |
| | | At Closing | Before Closing | |
| SECTION C LINE 1 | to PAYEE SECTION C LINE 1 | 300.01 | 0.00 | 0.00 |
| SECTION C LINE 2 | to PAYEE SEC C LINE 2 | 0.00 | 300.02 | 0.00 |
| SECTION C LINE 3 | to PAYEE SEC C LINE 3 | 0.00 | 0.00 | 300.03 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |

| D. Total Loan Costs (Borrower-Paid) | | | | |
|-------------------------------------|----------|--------|--------|--------|
| Loan costs subtotals (A + B + C) | 1,441.95 | 538.90 | 501.02 | 402.03 |

Calculate Totals

Continue

Navigation icons: Back, Forward, Up, Down, Print, Copy, Paste, Help, Search, etc.

(5702) 5/12/15

Using the *Calculate Totals* (F5) button the screen will recalculate any of the items on the screen providing you totals for each group listed.

Screen 6

Session 0 CU*BASE GOLD - CU*ANSWERS TEST CREDIT UNION (CU)

File Edit Tools Help

Closing Disclosure

Loan account #

Requested amount **55,555.88**

| Other Costs | | | Borrower Paid | | Paid By Others |
|------------------------------------|-------------------|----------------------|---------------|----------------|----------------|
| E. Taxes and Other Government Fees | | | At Closing | Before Closing | |
| Recording fees | Deed 85.00 | Mortgage 0.00 | 85.00 | 0.00 | 0.00 |
| | | | 0.00 | 0.00 | 0.00 |

| F. Prepays | | | Borrower Paid | | Paid By Others |
|-------------------------------|---|--|---------------|----------------|----------------|
| | | | At Closing | Before Closing | |
| Homeowner's insurance premium | 6 months to ALLSTATE INSURANCE COMP | | 0.00 | 605.00 | 0.00 |
| Mortgage insurance premium | <input type="text"/> months to ALLSTATE INSURANCE COMP | | 0.00 | 0.00 | 0.00 |
| Prepaid interest | 17.44 per day from May 01, 2015 to May 15, 2015 [MMDDYYYY] | | 260.00 | 0.00 | 0.00 |
| Property taxes | <input type="text"/> months to <input type="text"/> | | 0.00 | 0.00 | 0.00 |
| | | | 0.00 | 0.00 | 0.00 |

Continue

← → ↑ || ⌂ 🔗 ⓘ ? @ (5703) 4/28/15

Screen 7

Session 0 CU*BASE GOLD - CU*ANSWERS TEST CREDIT UNION (CU)

File Edit Tools Help

Closing Disclosure

Loan account #

Requested amount **55,555.88**

| Other Costs (Continued) | | | Borrower Paid | | Paid By Others |
|--------------------------------------|---|--|---------------|----------------|----------------|
| G. Initial Escrow Payment at Closing | | | At Closing | Before Closing | |
| Homeowner's insurance | 100.83 per month for 2 months | | 201.66 | 0.00 | 0.00 |
| Mortgage insurance | 0.00 per month for <input type="text"/> months | | 0.00 | 0.00 | 0.00 |
| Property taxes | 105.30 per month for 2 months | | 210.60 | 0.00 | 0.00 |
| | | | 0.00 | 0.00 | 0.00 |
| | | | 0.00 | 0.00 | 0.00 |
| | | | 0.00 | 0.00 | 0.00 |
| | | | 0.00 | 0.00 | 0.00 |
| Aggregate adjustment | | | 0.00 | 0.00 | 0.00 |

Continue

← → ↑ || ⌂ 🔗 ⓘ ? @ (5704) 4/28/15

Session 0 CU*BASE GOLD - ABC CREDIT UNION

File Edit Tools Help

Closing Disclosure

Loan account #

Requested amount

55,555.88

Other Costs (Continued)

| H. Other | | Borrower Paid | | Paid By Others |
|-----------------|------------------|---------------|----------------|----------------|
| | | At Closing | Before Closing | |
| OTHER CHARGE #1 | to PAYABLE TO #1 | 50.01 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |
| | to | 0.00 | 0.00 | 0.00 |

I. Total Other Costs (Borrower-Paid)

| | | | | |
|---------------------------------------|-----|-----|-----|-----|
| Other costs subtotals (E + F + G + H) | .00 | .00 | .00 | .00 |
|---------------------------------------|-----|-----|-----|-----|

J. Total Closing Costs (Borrower-Paid)

| | | | | |
|---------------------------------|-----|-----|-----|-----|
| Closing costs subtotals (D + I) | .00 | .00 | .00 | .00 |
|---------------------------------|-----|-----|-----|-----|

Total lender credits

200.00

Includes

0.00

for closing costs above legal limit

Closing costs financed

1.00

Calculate Totals

Continue

← → ↑ ↓ ⌂ 🔗 ⓘ ? @

(5705) 10/01/15

Screen 9

Session 0 CU*BASE GOLD - CU*ANSWERS TEST CREDIT UNION (CU)

File Edit Tools Help

Closing Disclosure

Loan account #

Requested amount **55,555.88**

| Payoffs and Payments | |
|-------------------------------------|-----------|
| To | Amount |
| PAYOFF LINE #2 | 10.00 |
| PAYOFF LINE #3 | 13.00 |
| PAYOFF LINE #4 | 14.00 |
| PAYOFF TO PREVIOUS MORTGAGE COMPANY | 50,000.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |
| | 0.00 |

K. Payoffs and Payments

Total payoffs and payments **50,037.00**

Calculate Totals

Continue

← → ↑ || 📄 🔗 ? @

(5706) 5/12/15

TILA/RESPA Integrated Disclosures (TRID)

Screen 10

Session 0 CU*BASE GOLD - CU*ANSWERS TEST CREDIT UNION (CU)

File Edit Tools Help

Closing Disclosure

Loan account #

Requested amount 55,555.88

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

☒ will allow

☐ will not allow assumption of this loan

Demand Feature

Your loan

☐ has a demand feature

☒ does not have a demand feature

Partial Payments

Your lender

☐ may accept payments that are less than the full amount due

☐ may hold them in a separate account until you pay the rest of the payment

☒ does not accept any partial payments

Continue

← → ↑ || ⌂ 🔗 ⓘ ? @ (5707) 4/28/15

Screen 11

Session 0 CU*BASE GOLD - CU*ANSWERS TEST CREDIT UNION (CU)

File Edit Tools Help

Closing Disclosure

Loan account #

Requested amount 55,555.88

Escrow Account

For now, your loan ☒ will have an escrow account

☐ will not have an escrow account because

☐ you declined it ☐ your lender does not offer one

| Escrow | No Escrow |
|--|---|
| Escrowed property costs over year 1 500.00 | Estimated property costs over year 1 0.00 |
| INCLUDES MIP, INSURANCE, TAXES | Escrow waiver fee 0.00 |
| AND SOME OTHER FEES | |
| | |
| Non-escrowed property costs over year 1 1,000.00 | |
| SUMMER TAXES DO NOT NEED TO GO | |
| INTO ESCROW | |
| | |
| Initial escrow payment 1,000.01 | |
| Monthly escrow payment 500.01 | |

Continue

← → ↑ || ⌂ 🔗 ⓘ ? @ (5708) 5/1/2/15

You may leave the *Escrow* section blank if you selected “*will not have an escrow account*” in the previous section. This information will print on Page 5 of the integrated disclosures.

Screen 12

Session 0 CU*BASE GOLD - ABC CREDIT UNION
File Edit Tools Help

Closing Disclosure

Loan account #
Requested amount 55,555.88

Loan Calculations
Total of payments: Total you will have paid after you make all payments 90,036.09

Other Disclosures - Liability After Foreclosure
☒ state law may protect you from liability for the unpaid balance
☒ state law does not protect you from liability for the unpaid balance

| Contact Information | | |
|-----------------------------------|-----------------------------------|----------------------------------|
| Lender | Mortgage Broker | Settlement Agent |
| Name CU*ANSVERS TEST CREDIT UN | Name MORTGAGE BROKER COMPANY N | Name SETTLEMENT AGENT |
| Address GRAND RAPIDS MI 49548-024 | Address KENTWOOD MI 49512 | Address LOWELL |
| NMLS ID | NMLS ID | NMLS ID |
| State/License ID MI | State/License ID XX | State/License ID MI |
| Contact XXXXXXXXXXXXXXXXXXXXXXXX | Contact MORTGAGE BROKER LOAN OFFI | Contact XXXXXXXXXXXXXXXXXXXXXXXX |
| NMLS ID | NMLS ID | NMLS ID |
| State/License MI | State/License MI | State/License MI |
| Email | Email | Email |
| Phone 999 Ext 123 | Phone 999 Ext 208 | Phone 999 Ext 1212 |

Print Form

Navigation icons: back, forward, up, down, search, print, help, etc.

(5709) 10/01/15

The *Loan Calculations* section displays the total of the *Scheduled payment* and the *Total Loan Cost* from page 2 Section D.

You will need to calculate any *Mortgage Insurance* and add it to this screen prior to printing your disclosure. The *Interest Percentage (TIP)* that is calculated includes the *Finance Charges* plus any *Prepaid Interest* recorded on page 2, Section F.

Each forms provider provided a limited amount of space to print the above information, and depending on the forms provider, there may be one or two lines to input the *Lender*, *Mortgage Broker*, and *Settlement Agent* email addresses.

Please review the information for accuracy and overlay before printing.

Once you have completed your data entry and review, use the *Print Form (Enter)* button to print the form.

An example of a printed form is available in Appendix B (refer to page 22).

REPRINTING FORMS

As data is captured and stored within these forms, you are able to reprint each document.

To reprint, select **Tool #53 Process Member Applications**, or by choosing a pending loan request in **Tool #2 Work/View Loan Application Status**. Once inside the loan, select to **Complete Loan Application**, and use the **Print** tab to access the forms print area.

Once you've accessed the forms print area, select the form name from your forms listing (each form will be labeled as Loan Estimate or Closing Disclosure) or enter the form name in the spaces provided. Once you have selected the form, use *Enter* to begin the data entry or verification process.

Additionally, using **Tool #52 Print Loan Forms** will allow you to access the completed forms.

APPENDIX A: LOAN ESTIMATE FORM

SAMPLE

FICUS BANK

4321 Random Boulevard • Somecty, 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

PROPERTY

123 Anywhere Street
Anytown, ST 12345

SALE PRICE

456 Somewhere Avenue
Anytown, ST 12345
\$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 <small>See Projected Payments below for your Estimated Total Monthly Payment</small> | \$761.78 | NO |
| Prepayment Penalty | <div>Does the loan have these features?</div> <div>YES • As high as \$3,240 if you pay off the loan during the first 2 years</div> | |
| Balloon Payment | NO | |

Projected Payments

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

Estimated Taxes, Insurance & Assessments
Amount can increase over time

\$206
a month

This estimate includes

☒ Property Taxes

☒ Homeowner's Insurance

☐ Other:

See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.

In escrow?

YES

YES

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.

LOAN ESTIMATE

PAGE 1 OF 3 • LOAN ID # 123456789

| Loan Costs | |
|--|----------------|
| A. Origination Charges | \$1,802 |
| .25 % of Loan Amount (Points) | \$405 |
| Application Fee | \$300 |
| Underwriting Fee | \$1,097 |
| 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 |
| 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 |
| D. TOTAL LOAN COSTS (A + B + C) | \$5,672 |

| Other Costs | |
|--|-----------------|
| E. Taxes and Other Government Fees | \$85 |
| Recording Fees and Other Taxes | \$85 |
| Transfer Taxes | |
| F. Prepays | \$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 |
| I. TOTAL OTHER COSTS (E + F + G + H) | \$2,382 |
| J. TOTAL CLOSING COSTS | \$8,054 |
| 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 |

LOAN ESTIMATE

PAGE 2 OF 3 • LOAN ID # 123456789

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

| 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 |
|---------------------|------|------------------------|------|

LOAN ESTIMATE

PAGE 3 OF 3 • LOAN ID #123456789

APPENDIX B: CLOSING DISCLOSURE

FORM SAMPLE

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 4/15/2013 Closing Date 4/15/2013 Disbursement Date 4/15/2013 Settlement Agent Zeta Title File # 12-3456 Property 123 Anywhere Street Anytown, ST 12345 Appraised Prop. Value \$180,000 | Transaction Information Borrower Michael Jones and Mary Stone 123 Anywhere Street Anytown, ST 12345 Lender Fir Bank | Loan Information Loan Term 30 years Purpose Refinance Product Fixed Rate Loan Type <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> Loan ID # 123456789 MIC # 009874513 |
|---|--|---|

| Loan Terms | Can this amount increase after closing? |
|---|---|
| Loan Amount | \$150,000 NO |
| Interest Rate | 4.125% NO |
| Monthly Principal & Interest <small>See Projected Payments below for your Estimated Total Monthly Payment</small> | \$726.97 NO |
| Does the loan have these features? | |
| Prepayment Penalty | NO |
| Balloon Payment | NO |

| Projected Payments | | |
|--|-------------------|-----------------|
| Payment Calculation | Years 1-4 | Years 5-30 |
| Principal & Interest | \$726.97 | \$726.97 |
| Mortgage Insurance | + 82.35 | + — |
| Estimated Escrow <small>Amount can increase over time</small> | + 206.13 | + 206.13 |
| Estimated Total Monthly Payment | \$1,015.45 | \$933.10 |

| | | |
|--|----------------------------|---|
| Estimated Taxes, Insurance & Assessments <small>Amount can increase over time See page 4 for details</small> | \$206.13 a month | This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <small>See Escrow Account on page 4 for details. You must pay for other property costs separately.</small> |
| In escrow? YES YES | | |

| Costs at Closing | |
|----------------------|---|
| Closing Costs | \$6,156.60 Includes \$3,800.50 in Loan Costs + \$2,856.10 in Other Costs – \$500 in Lender Credits. See page 2 for details. |
| Cash to Close | \$6,716.60 Includes Closing Costs. See Calculating Cash to Close on page 3 for details. <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower |

CLOSING DISCLOSURE

PAGE 1 OF 5 • LOAN ID # 123456789

Closing Cost Details

| Loan Costs | | Borrower-Paid | | Paid by Others |
|---|---|-------------------|----------------|----------------|
| | | At Closing | Before Closing | |
| A. Origination Charges | | \$2,250.00 | | |
| 01 | 1 % of Loan Amount (Points) | \$1,500.00 | | |
| 02 | Application Fee | \$750.00 | | |
| 03 | | | | |
| 04 | | | | |
| 05 | | | | |
| 06 | | | | |
| 07 | | | | |
| 08 | | | | |
| B. Services Borrower Did Not Shop For | | \$620.00 | | |
| 01 | Appraisal Fee to John Smith Appraisers Inc. | | \$405.00 | |
| 02 | Credit Report Fee to Information Inc. | | \$35.00 | |
| 03 | Flood Determination Fee to Info Co. | \$25.00 | | |
| 04 | Flood Monitoring Fee to Info Co. | \$45.00 | | |
| 05 | Tax Monitoring Fee to Info Co. | \$65.00 | | |
| 06 | Tax Status Research Fee to Info Co. | \$45.00 | | |
| 07 | | | | |
| 08 | | | | |
| 09 | | | | |
| 10 | | | | |
| C. Services Borrower Did Shop For | | \$930.50 | | |
| 01 | Pest Inspection Fee to Pests Co. | \$80.00 | | |
| 02 | Title - Insurance Binder to Epsilon Title Co. | \$50.00 | | |
| 03 | Title - Lender's Title Policy to Epsilon Title Co. | \$250.50 | | |
| 04 | Title - Settlement Agent Fee to Epsilon Title Co. | \$350.00 | | |
| 05 | Title - Title Search to Epsilon Title Co. | \$200.00 | | |
| 06 | | | | |
| 07 | | | | |
| 08 | | | | |
| D. TOTAL LOAN COSTS (Borrower-Paid) | | \$3,800.50 | | |
| Loan Costs Subtotals (A + B + C) | | \$3,360.50 | \$440.00 | |
| Other Costs | | | | |
| E. Taxes and Other Government Fees | | \$80.00 | | |
| 01 | Recording Fees Deed: Mortgage: \$80.00 | \$80.00 | | |
| 02 | | | | |
| F. Prepays | | \$2,199.15 | | |
| 01 | Homeowner's Insurance Premium (12 mo.) to Insurance Co. | \$1,209.96 | | |
| 02 | Mortgage Insurance Premium (1 mo.) to MI Co. | \$82.35 | | |
| 03 | Prepaid Interest (\$17.19 per day from 4/15/2013 to 5/1/2013) | \$275.04 | | |
| 04 | Property Taxes (6 mo.) to Any County USA | \$631.80 | | |
| 05 | | | | |
| G. Initial Escrow Payment at Closing | | \$576.95 | | |
| 01 | Homeowner's Insurance \$100.83 per month for 2 mo. | \$201.66 | | |
| 02 | Mortgage Insurance \$82.35 per month for 2 mo. | \$164.70 | | |
| 03 | Property Taxes \$105.30 per month for 2 mo. | \$210.60 | | |
| 04 | | | | |
| 05 | | | | |
| 06 | | | | |
| 07 | | | | |
| 08 | Aggregate Adjustment | - \$0.01 | | |
| H. Other | | | | |
| 01 | | | | |
| 02 | | | | |
| 03 | | | | |
| 04 | | | | |
| 05 | | | | |
| 06 | | | | |
| 07 | | | | |
| 08 | | | | |
| I. TOTAL OTHER COSTS (Borrower-Paid) | | \$2,856.10 | | |
| Other Costs Subtotals (E + F + G + H) | | \$2,856.10 | | |
| J. TOTAL CLOSING COSTS (Borrower-Paid) | | \$6,156.60 | | |
| Closing Costs Subtotals (D + I) | | \$6,216.60 | \$440.00 | |
| Lender Credits | | - \$500.00 | | |

CLOSING DISCLOSURE

PAGE 2 OF 5 - LOAN ID # 123456789

Payoffs and Payments

Use this table to see a summary of your payoffs and payments to others from your loan amount.

| TO | AMOUNT |
|--|---------------------|
| 01 Rho Servicing to pay off existing loan | \$124,000.00 |
| 02 Beta Card Inc. to pay down credit card balance | \$5,000.00 |
| 03 Bob's Home Improvement to pay off mechanic's lien | \$12,000.00 |
| 04 State of Anywhere to pay off tax lien | \$10,000.00 |
| 05 | |
| 06 | |
| 07 | |
| 08 | |
| 09 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| K. TOTAL PAYOFFS AND PAYMENTS | \$151,000.00 |

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

| | Loan Estimate | Final | Did this change? |
|-----------------------------------|--|--|--|
| Loan Amount | \$150,000.00 | \$150,000.00 | NO |
| Total Closing Costs (J) | – \$5,691.00 | – \$6,156.60 | YES • See Total Loan Costs (D) and Total Other Costs (I) |
| Closing Costs Paid Before Closing | \$0 | \$440.00 | YES • You paid these Closing Costs before closing |
| Total Payoffs and Payments (K) | – \$120,000.00 | – \$151,000.00 | YES • See Payoffs and Payments (K) |
| Cash to Close | \$24,309.00 | \$6,716.60 | |
| | <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower | <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower | Closing Costs Financed (Paid from your Loan Amount) \$5,691.00 |

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 permits 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 payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

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
123 Anywhere Street, Anytown, ST 12345

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 | \$2,473.56 | Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance</i> |
| 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 | \$576.95 | A cushion for the escrow account you pay at closing. See Section G on page 2. |
| Monthly Escrow Payment | \$206.13 | The amount included in your total monthly payment. |

- ☐ will not have an escrow account 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.

| No 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. | \$269,574.50 |
| Finance Charge. The dollar amount the loan will cost you. | \$116,884.00 |
| Amount Financed. The loan amount available after paying your upfront finance charge. | \$148,367.91 |
| Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate. | 4.404% |
| Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount. | 74.66% |



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**Appraisal**

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 this 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 | Settlement Agent |
|---------------------------|---|------------------------|-------------------------------------|
| Name | Fir Bank | | Zeta Title |
| Address | 4321 Random Blvd. Somecity, ST 12340 | | 321 Uptown Dr. Anytown, ST 12345 |
| NMLS ID | | | |
| ST License ID | | | P76821 |
| Contact | Joe Smith | | Joan Taylor |
| Contact NMLS ID | 12345 | | |
| Contact License ID | | | |
| Email | joesmith@firbank.com | | joan@zt.biz |
| Phone | 123-456-7890 | | 555-321-9876 |

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

CLOSING DISCLOSURE

PAGE 5 OF 5 • LOAN ID # 123456789