



# Good Faith Estimate (GFE)

Name of Originator	ABC Lender
Originator Address	2310 W. Interstate 20, Suite 100 Arlington, TX 76017
Originator Phone Number	(817) 461-5500
Originator Email	carrie@ppdocs.com

Borrower	John D. Doe and Jane A. Doe
Property Address	1234 Easy Street Arlington, TX 76017
Date of GFE	March 2, 2012

## Purpose

This GFE gives you an estimate of your settlement charges and loan terms if you are approved for this loan. For more information, see HUD's *Special Information Booklet* on settlement charges, your *Truth-in-Lending Disclosures*, and other consumer information at [www.hud.gov/respa](http://www.hud.gov/respa). If you decide you would like to proceed with this loan, contact us.

## Shopping for your loan

Only you can shop for the best loan for you. Compare this GFE with other loan offers, so you can find the best loan. Use the shopping chart on page 3 to compare all the offers you receive.

## Important dates

- The interest rate for this GFE is available through **03/07/2012**. After this time, the interest rate, some of your loan Origination Charges, and the monthly payment shown below can change until you lock your interest rate.
- This estimate for all other settlement charges is available through **03/16/2012**.
- After you lock your interest rate, you must go to settlement within **N/A** days (your rate lock period) to receive the locked interest rate.
- You must lock the interest rate at least **N/A** days before settlement.

## Summary of your loan

Your initial loan amount is	\$ 5,476.17
Your loan term is	7 years
Your initial interest rate is	14.000 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 102.62 per month
Can your interest rate rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of %. The first change will be in .
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of
Even if you make payments on time, can your monthly amount owed for principal, interest, and any mortgage insurance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be in and the monthly amount owed can rise to \$ . The maximum it can ever rise to is \$ .
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ .
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years.

## Escrow account information

Some lenders require an escrow account to hold funds for paying property taxes or other property-related charges in addition to your monthly amount owed of \$ **102.62**.

Do we require you to have an escrow account for your loan?

No, you do not have an escrow account. You must pay these charges directly when due.

Yes, you have an escrow account. It may or may not cover all of these charges. Ask us.

## Summary of your settlement charges

<b>A</b>	Your Adjusted Origination Charges (See page 2.)	\$	550.00
<b>B</b>	Your Charges for All Other Settlement Services (See page 2.)	\$	354.30
<b>A + B</b>	<b>Total Estimated Settlement Charges</b>	\$	<b>904.30</b>

Understanding your estimated settlement charges

Some of these charges can change at settlement. See the top of page 3 for more information.

Your Adjusted Origination Charges																		
1. Our origination charge This charge is for getting this loan for you.		\$550.00																
2. Your credit or charge (points) for the specific interest rate chosen <input checked="" type="checkbox"/> The credit or charge for the interest rate of <input type="text" value="14.000"/> % is included in "Our origination charge." (See item 1 above.) <input type="checkbox"/> You receive a credit of \$ <input type="text"/> for this interest rate of <input type="text"/> %. This credit reduces your settlement charges. <input type="checkbox"/> You pay a charge of \$ <input type="text"/> for this interest rate of <input type="text"/> %. This charge (points) increases your total settlement charges. The tradeoff table on page 3 shows that you can change your total settlement charges by choosing a different interest rate for this loan.	\$0.00																	
<b>A</b> Your Adjusted Origination Charges		\$ 550.00																
Your Charges for All Other Settlement Services																		
3. Required services that we select These charges are for services we require to complete your settlement. We will choose the providers of these services.	<table border="1"> <thead> <tr> <th>Service</th> <th>Charge</th> <th>Service</th> <th>Charge</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Service	Charge	Service	Charge													\$0.00
Service	Charge	Service	Charge															
4. Title services and lender's title insurance This charge includes the services of a title or settlement agent, for example, and title insurance to protect the lender, if required.		\$260.00																
5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.		N/A																
6. Required services that you can shop for These charges are for other services that are required to complete your settlement. We can identify providers of these services or you can shop for them yourself. Our estimates for providing these services are below.	<table border="1"> <thead> <tr> <th>Service</th> <th>Charge</th> <th>Service</th> <th>Charge</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Service	Charge	Service	Charge									\$0.00				
Service	Charge	Service	Charge															
7. Government recording charges These charges are for state and local fees to record your loan and title documents.		\$88.00																
8. Transfer taxes These charges are for state and local fees on mortgages and home sales.		\$0.00																
9. Initial deposit for your escrow account This charge is held in an escrow account to pay future recurring charges on your property and includes <input type="checkbox"/> all property taxes, <input type="checkbox"/> all insurance, and <input type="checkbox"/> other <input type="text"/> .		\$0.00																
10. Daily interest charges This charge is for the daily interest on your loan from the day of your settlement until the first day of the next month or the first day of your normal mortgage payment cycle. This amount is \$ <input type="text" value="2.1004"/> per day for <input type="text" value="3"/> days (if your settlement is <input type="text" value="March 29, 2012"/> ).		\$6.30																
11. Homeowner's insurance This charge is for the insurance you must buy for the property to protect from a loss, such as fire.	<table border="1"> <thead> <tr> <th>Policy</th> <th>Charge</th> <th>Policy</th> <th>Charge</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Policy	Charge	Policy	Charge									\$0.00				
Policy	Charge	Policy	Charge															
<b>B</b> Your Charges for All Other Settlement Services		\$ 354.30																
<b>A</b> + <b>B</b> Total Estimated Settlement Charges		\$ 904.30																



# Instructions

## Understanding which charges can change at settlement

This GFE estimates your settlement charges. At your settlement, you will receive a HUD-1, a form that lists your actual costs. Compare the charges on the HUD-1 with the charges on this GFE. Charges can change if you select your own provider and do not use the companies we identify. (See below for details.)

These charges <b>cannot increase</b> at settlement:	The total of these charges <b>can increase up to 10%</b> at settlement:	These charges <b>can change</b> at settlement:
<ul style="list-style-type: none"> <li>■ Our origination charge</li> <li>■ Your credit or charge (points) for the specific interest rate chosen (after you lock in your interest rate)</li> <li>■ Your adjusted origination charges (after you lock in your interest rate)</li> <li>■ Transfer taxes</li> </ul>	<ul style="list-style-type: none"> <li>■ Required services that we select</li> <li>■ Title services and lender's title insurance (if we select them or you use companies we identify)</li> <li>■ Owner's title insurance (if you use companies we identify)</li> <li>■ Required services that you can shop for (if you use companies we identify)</li> <li>■ Government recording charges</li> </ul>	<ul style="list-style-type: none"> <li>■ Required services that you can shop for (if you do not use companies we identify)</li> <li>■ Title services and lender's title insurance (if you do not use companies we identify)</li> <li>■ Owner's title insurance (if you do not use companies we identify)</li> <li>■ Initial deposit for your escrow account</li> <li>■ Daily interest charges</li> <li>■ Homeowner's insurance</li> </ul>

## Using the tradeoff table

In this GFE, we offered you this loan with a particular interest rate and estimated settlement charges. However:

- If you want to choose this same loan with **lower settlement charges**, then you will have a **higher interest rate**.
- If you want to choose this same loan with a **lower interest rate**, then you will have **higher settlement charges**.

If you would like to choose an available option, you must ask us for a new GFE.

*Loan originators have the option to complete this table. Please ask for additional information if the table is not completed.*

	The loan in this GFE	The same loan with lower settlement charges	The same loan with a lower interest rate
Your initial loan amount	\$ 5,476.17	\$	\$
Your initial interest rate <sup>1</sup>	14.000 %	%	%
Your initial monthly amount owed	\$ 102.62	\$	\$
Change in the monthly amount owed from this GFE	No change	You will pay \$ <b>more</b> every month	You will pay \$ <b>less</b> every month
Change in the amount you will pay at settlement with this interest rate	No change	Your settlement charges will be <b>reduced</b> by \$	Your settlement charges will <b>increase</b> by \$
How much your total estimated settlement charges will be	\$ 904.30	\$	\$

<sup>1</sup> For an adjustable rate loan, the comparisons above are for the initial interest rate before adjustments are made.

## Using the shopping chart

Use this chart to compare GFEs from different loan originators. Fill in the information by using a different column for each GFE you receive. By comparing loan offers, you can shop for the best loan.

	This loan	Loan 2	Loan 3	Loan 4
Loan originator name	ABC Lender			
Initial loan amount	\$5,476.17			
Loan term	7			
Initial interest rate	14.000%			
Initial monthly amount owed	\$102.62			
Rate lock period	0			
Can interest rate rise?	No			
Can loan balance rise?	No			
Can monthly amount owed rise?	No			
Prepayment penalty?	No			
Balloon payment?	No			
<b>Total Estimated Settlement Charges</b>	<b>\$904.30</b>			

## If your loan is sold in the future

Some lenders may sell your loan after settlement. Any fees lenders receive in the future cannot change the loan you receive or the charges you paid at settlement.



# Acknowledgement of Receipt of Good Faith Estimate (GFE)

Name of Originator ABC Lender Carrie Goff	
Originator	ABC Lender
Address	2310 W. Interstate 20, Suite 100 Arlington, TX 76017
Originator Phone Number (817) 461-5500	
Originator Email carrie@ppdocs.com	

Borrower John D. Doe and wife, Jane A. Doe	
Property	1234 Easy Street
Address	Arlington, TX 76017
Date of GFE March 2, 2012	

**This is an acknowledgment of receipt of the GFE. Acknowledgement of receipt of the GFE, by itself, does not constitute your (Borrower's) expression of an intention to proceed with the loan covered by the GFE.**

\_\_\_\_\_  
Signature Date  
**John D. Doe**

\_\_\_\_\_  
Signature Date  
**Jane A. Doe**



# A. Settlement Statement (HUD-1)

## B. Type of Loan

1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> RHS    3. <input checked="" type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA    5. <input type="checkbox"/> Conv. Ins.	6. File Number:	7. Loan Number: <b>Loan # 123456</b>	8. Mortgage Insurance Case Number:
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**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

<b>D. Name &amp; Address of Borrower:</b> <b>John D. Doe and wife, Jane A. Doe</b> 1234 Easy Street Arlington, TX 76017	<b>E. Name &amp; Address of Seller:</b>    	<b>F. Name &amp; Address of Lender:</b> <b>ABC Lender</b> 2310 W. Interstate 20, Suite 100 Arlington, TX 76017
<b>G. Property Location:</b> 1234 Easy Street Arlington, TX 76017	<b>H. Settlement Agent:</b> ABC Title Company 123 Main Arlington, TX 76017 <b>Place of Settlement:</b> 123 Main Arlington, TX 76017 <small>(817) 461-5500</small>	<b>I. Settlement Date:</b> <b>March 24, 2012</b>   <b>March 29, 2012</b>

## J. Summary of Borrower's Transaction

<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	904.30
104. Property Taxes	4,771.87
105.	
<b>Adjustment for items paid by seller in advance</b>	
106. City/town taxes	to
107. County taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	
<b>200. Amounts Paid by or in Behalf of Borrower</b>	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	5,476.17
203. Existing loan(s) taken subject to	
204.	
205.	
206. Deposit with lender	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	to
211. County taxes	to
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Seller</b>	
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220)	( )
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	

## K. Summary of Seller's Transaction

<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes	to
407. County taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes	to
511. County taxes	to
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	
602. Less reductions in amount due seller (line 520)	( )
<b>603. Cash</b> <input type="checkbox"/> To <input checked="" type="checkbox"/> From Seller	

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

**L. Settlement Charges**

<b>700. Total Real Estate Broker Fees</b>		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:			
701. \$	to		
702. \$	to		
703. Commission paid at settlement			
704.			

<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge	(Includes Origination Point 3.652% or \$200.00)	\$ 550.00	(from GFE #1)
802. Your credit or charge (points) for the specific interest rate chosen		\$ 0.00	(from GFE #2)
803. Your adjusted origination charges			(from GFE A)
804. Appraisal fee to			(from GFE #3)
805. Credit report to			(from GFE #3)
806. Tax service to			(from GFE #3)
807. Flood certification to			(from GFE #3)
808. Document preparation	to PeirsonPatterson, LLP \$150.00 (included in 801)		(GFE #1)
809.	to		
810.	to		
811.	to		
812.	to		
813.	to		
814.	to		

<b>900. Items Required by Lender to Be Paid in Advance</b>			
901. Daily interest charges from	03/29/12 to 04/01/12	@ \$ 2.10 /day	(from GFE #10)
902. Mortgage insurance premium for	months to		(from GFE #3)
903. Homeowner's insurance for	years to		(from GFE #11)
904.	to		
905.	to		
906.	to		

<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your escrow account			(from GFE #9)
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment			
1008.			
1009.			
1010.			

<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance			(from GFE #4)
1102. Settlement or closing fee		\$ 250.00	
1103. Owner's title insurance			(from GFE #5)
1104. Lender's title insurance		\$	
1105. Lender's title policy limit		\$ 5,476.17	
1106. Owner's title policy limit		\$	
1107. Agent's portion of the total title insurance premium		\$	
1108. Underwriter's portion of the total title insurance premium		\$	
1109.	to	\$	
1110.	to	\$	
1111.	to	\$	
1112.	to	\$	

<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges to			(from GFE #7)
1202. Deed \$	Mortgage \$ 88.00	Releases \$	
1203. Transfer taxes to			(from GFE #8)
1204. City/County tax/stamps	Deed \$	Mortgage \$	
1205. State tax/stamps	Deed \$	Mortgage \$	
1206.	to	\$	

<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for			(from GFE #6)
1302.	to	\$	
1303.	to	\$	
1304.	to	\$	
1305.	to	\$	
1306.	to	\$	
1307.	to	\$	

<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			
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\*Paid outside of closing B = Borrower S = Seller L = Lender O = Other

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges	
Charges That Cannot Increase	HUD-1 Line Number
Our origination charge	# 801
Your credit or charge (points) for the specific interest rate chosen	# 802
Your adjusted origination charges	# 803
Transfer taxes	# 1203

Charges That in Total Cannot Increase More Than 10%	
Government recording charges	# 1201
Title services and lender's title insurance	# 1101
	#
	#
	#
	#
	#

<b>Total</b>
<b>Increase between GFE and HUD-1 Charges</b>

Charges That Can Change	
Initial deposit for your escrow account	# 1001
Daily interest charges	# 901 \$2.1004/ Day
Homeowner's insurance premium	# 903
	#
	#
	#

Good Faith Estimate	HUD-1
550.00	550.00
0.00	0.00
550.00	550.00
0.00	0.00

Good Faith Estimate	HUD-1
\$88.00	\$88.00
\$260.00	\$260.00

<b>348.00</b>	<b>348.00</b>
<b>\$ 0.00 or 0.000 %</b>	

Good Faith Estimate	HUD-1
\$0.00	\$0.00
\$0.00	\$6.30
\$0.00	\$0.00

**Loan Terms**

<b>Your initial loan amount is</b>	<b>\$ 5,476.17</b>
<b>Your loan term is years</b>	<b>7 years</b>
<b>Your initial interest rate is</b>	<b>14.000 %</b>
<b>Your initial monthly amount owed for principal, interest, and any mortgage insurance is</b>	<p><b>\$ 102.62</b> includes</p> <p><input checked="" type="checkbox"/> Principal</p> <p><input checked="" type="checkbox"/> Interest</p> <p><input type="checkbox"/> Mortgage Insurance</p>
<b>Can your interest rate rise?</b>	<p><input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of _____ %.</p> <p>The first change will be on _____ and can change again every _____ after _____</p> <p>Every change date, your interest rate can increase or decrease by _____ %.</p> <p>Over the life of the loan, your interest rate is guaranteed to never be <b>lower</b> than _____ % or <b>higher</b> than _____ %.</p>
<b>Even if you make payments on time, can your loan balance rise?</b>	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$ _____
<b>Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?</b>	<p><input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$ _____</p> <p>The maximum it can ever rise to is \$ _____</p>
<b>Does your loan have a prepayment penalty?</b>	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ _____
<b>Does your loan have a balloon payment?</b>	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ _____ due in _____ years on _____
<b>Total monthly amount owed including escrow account payments</b>	<p><input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself.</p> <p><input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$ <b>0.00</b> that results in a total initial monthly amount owed of \$ <b>102.62</b>. This includes principal, interest, any mortgage insurance and any items checked below:</p> <p><input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's insurance</p> <p><input type="checkbox"/> Flood insurance <input type="checkbox"/></p> <p><input type="checkbox"/></p>

**Note:** If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.



# A. Settlement Statement (HUD-1) Addendum

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number:	7. Loan Number: Loan # 123456	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: John D. Doe and wife, Jane A. Doe 1234 Easy Street Arlington, TX 76017	E. Name & Address of Seller: ,	F. Name & Address of Lender: ABC Lender 2310 W. Interstate 20, Suite 100 Arlington, TX 76017
G. Property Location: 1234 Easy Street Arlington, TX 76017	H. Settlement Agent: ABC Title Company Place of Settlement: 123 Main Arlington, TX 76017	I. Settlement Date: March 24, 2012

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrowers

Sellers

Signature \_\_\_\_\_ Date \_\_\_\_\_  
**John D. Doe**

Signature \_\_\_\_\_ Date \_\_\_\_\_  
**Jane A. Doe**

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent \_\_\_\_\_ Date \_\_\_\_\_

**WARNING:** It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine or imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

**TRUTH-IN-LENDING DISCLOSURE STATEMENT**  
**(THIS IS NEITHER A CONTRACT NOR A COMMITMENT TO LEND)**

Version: 01/30/2011

**CREDITOR:** ABC Lender  
 2310 W. Interstate 20, Suite 100  
 Arlington, TX 76017

**BORROWER(S):** John D. Doe and Jane A. Doe

**MAILING ADDRESS:** 1234 Easy Street, Arlington, TX 76017

**PROPERTY ADDRESS:** 1234 Easy Street, Arlington, TX 76017

**Loan Number:** 123456

**Closing Date:** 03/24/2012

**Type of Loan:** Conv

<b>ANNUAL PERCENTAGE RATE</b>	<b>FINANCE CHARGE</b>	<b>Amount Financed</b>	<b>Total of Payments</b>
The cost of your credit as a yearly rate	The dollar amount the credit will cost you	The amount of credit provided to you on your behalf	The amount you will have paid after you have made all payments as scheduled
<b>19.5564%</b>	<b>\$3,950.79</b>	<b>\$4,669.87</b>	<b>\$8,620.66</b>

**INTEREST RATE AND PAYMENT SUMMARY**

	<b>Rate &amp; Monthly Payment</b>
Interest Rate	14.000%
Principal + Interest Payment	\$102.62
Est. Taxes + Insurance (Escrow)	N/A
<b>Total Est. Monthly Payment</b>	<b>\$102.62</b>

**There is no guarantee that you will be able to refinance to lower your rate and payments.**

**VARIABLE RATE FEATURE:** Your loan does not have a variable rate feature.

**SECURITY:** You are giving a security interest in the property located at:  
 1234 Easy Street, Arlington, TX 76017

**ASSUMPTION:** Someone buying the property cannot, unless otherwise provided by federal law, be allowed to assume the remainder of the loan on the original terms

**LATE CHARGE:** If your payment is more than 15 days late, you will be charged a late charge of 5.000% of the overdue payment of principal and interest.

**PREPAYMENT:** If you pay off early, you will not have to pay a penalty. You will not be entitled to a refund of part of the finance charge.

**DEMAND FEATURE:** N/A

**REQUIRED DEPOSIT:** N/A

**FILING / RECORDING FEES:** \$88.00(e)

# TRUTH-IN-LENDING DISCLOSURE STATEMENT CONTINUED

**INSURANCE:**

The following insurance is required to obtain credit:

Property insurance

You may obtain the insurance from anyone you want that is acceptable to Lender.

You are not required to complete this agreement merely because you have received these disclosures or signed a loan application. See your contract documents for any additional information regarding non-payment, default, any required repayment in full before schedule date, and prepayment refunds and penalties.

(e) means an estimate

**I/We have received these disclosures**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**John D. Doe**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Jane A. Doe**

*[Sign Originals Only]*

## APR & FINANCE CHARGE SUMMARY

**Lender:**  
**ABC Lender**  
**2310 W. Interstate 20, Suite 100**  
**Arlington, TX 76017**

**Closing:** 03/24/2012  
**Funding:** 03/29/2012  
**Loan Amount:** \$5,476.17  
**Loan Term:** 84  
**Note Rate:** 14.000%  
**Type of Loan:** Conventional  
**1st Payment:** 05/1/2012  
**Loan # 123456**

**Borrower(s):** John D. Doe and Jane A. Doe  
**Mailing Address:** 1234 Easy Street, Arlington, TX 76017  
**Property Address:** 1234 Easy Street, Arlington, TX 76017

Annual Percentage Rate	Finance Charge (1)	Amount Financed (2)	Total of Payments (3)	Total Sales Price (4)
19.5564%	\$3,950.79	\$4,669.87	\$8,620.66	

<b>1. Finance Charges:</b>	
Daily interest charges	6.30
Settlement or closing fee	250.00
Loan origination fee	200.00
Underwriting fee	150.00
Application fee	50.00
Attorney fee for docprep	150.00
Total Prepaid Finance Charges	806.30
Plus Interest for life of loan	3,144.49
<b>TOTAL FINANCE CHARGE</b>	<b>3,950.79</b>
<b>2. Calculation of Amount Financed:</b>	
Total Loan Amount	5,476.17
Less Prepaid Finance Charges	806.30
<b>TOTAL AMOUNT FINANCED</b>	<b>4,669.87</b>
<b>3. Calculation of Total of Payments:</b>	
Finance Charge	3,950.79
Plus Amount Financed	4,669.87
<b>TOTAL OF PAYMENTS</b>	<b>8,620.66</b>
<b>4. Calculation of Total Sales Price:</b>	
N/A	
<b>5. APR Tolerance</b>	
Disclosed APR	17.931%
Ending APR	19.556%
Difference	1.626%
Result	<b>OUT OF TOLERANCE UNDERDISCLOSED</b>

## AMOUNT FINANCED ITEMIZATION

LENDER:  
**ABC Lender**  
2310 W. Interstate 20, Suite 100  
Arlington, TX 76017

Date: **03/24/2012**

Funding: **03/29/2012**

Mortgage Ins: **No**

BORROWERS:  
**John D. Doe and Jane A. Doe**

Loan Amount: **\$5,476.17**

Loan Term: **84 months**

ADDRESS:  
**1234 Easy Street**  
Arlington, TX 76017

Note Rate: **14.000%**

Type of Loan: **Conv**

PROPERTY ADDRESS:  
**1234 Easy Street, Arlington, TX 76017**

1<sup>st</sup> Payment: **05/01/2012**

**Loan # 123456**

SETTLEMENT AGENT MUST COMPLETE APPLICABLE BLANKS INDICATED WITH "\*" FOR ALL THIRD PARTY CHARGES PAID BY BORROWER AND SHOWN ON THE SETTLEMENT STATEMENT PRIOR TO BORROWER'S EXECUTION.

Itemization of the Amount Financed of **\$4,669.87** (per Truth in Lending)

\$ \_\_\_\_\_ \* Amount given to you directly

\$ \_\_\_\_\_ \* Amount paid on your account

Amount(s) paid to others on your behalf (excluding Prepaid Finance Charges):

\$10.00 Document preparation

\$88.00 Government recording charges - Mortgage to

Amount of Prepaid Finance Charges paid to other on your behalf:

\$6.30 Daily interest charges

\$250.00 Settlement or closing fee

\$200.00 Loan origination fee

\$150.00 Underwriting fee to ABC Lender

\$50.00 Application fee to ABC Lender

\$150.00 Attorney fee for docprep to PeirsonPatterson, LLP

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Itemization of Amount Financed

# PERIODIC AMORTIZATION SCHEDULE

Loan # 123456

**Borrower(s):** John D. Doe and wife, Jane A. Doe  
**Mailing Address:** 1234 Easy Street, Arlington, TX 76017  
**Property Address:** 1234 Easy Street, Arlington, TX 76017

Date: 03/24/12

Payment Period	Date	Periodic Payment	Accrual Rate	Interest Paid	Principal Paid	Mortgage Ins	Buydown	Total Balance	LTV
Beg								5,476.17	
1	5/1/2012	102.62	14.000	63.89	38.73	0.00	0.00	5,437.44	
2	6/1/2012	102.62	14.000	63.44	39.18	0.00	0.00	5,398.26	
3	7/1/2012	102.62	14.000	62.98	39.64	0.00	0.00	5,358.62	
4	8/1/2012	102.62	14.000	62.52	40.10	0.00	0.00	5,318.52	
5	9/1/2012	102.62	14.000	62.05	40.57	0.00	0.00	5,277.95	
6	10/1/2012	102.62	14.000	61.58	41.04	0.00	0.00	5,236.91	
7	11/1/2012	102.62	14.000	61.10	41.52	0.00	0.00	5,195.39	
8	12/1/2012	102.62	14.000	60.61	42.01	0.00	0.00	5,153.38	
9	1/1/2013	102.62	14.000	60.12	42.50	0.00	0.00	5,110.88	
10	2/1/2013	102.62	14.000	59.63	42.99	0.00	0.00	5,067.89	
11	3/1/2013	102.62	14.000	59.13	43.49	0.00	0.00	5,024.40	
12	4/1/2013	102.62	14.000	58.62	44.00	0.00	0.00	4,980.40	
13	5/1/2013	102.62	14.000	58.10	44.52	0.00	0.00	4,935.88	
14	6/1/2013	102.62	14.000	57.59	45.03	0.00	0.00	4,890.85	
15	7/1/2013	102.62	14.000	57.06	45.56	0.00	0.00	4,845.29	
16	8/1/2013	102.62	14.000	56.53	46.09	0.00	0.00	4,799.20	
17	9/1/2013	102.62	14.000	55.99	46.63	0.00	0.00	4,752.57	
18	10/1/2013	102.62	14.000	55.45	47.17	0.00	0.00	4,705.40	
19	11/1/2013	102.62	14.000	54.90	47.72	0.00	0.00	4,657.68	
20	12/1/2013	102.62	14.000	54.34	48.28	0.00	0.00	4,609.40	
21	1/1/2014	102.62	14.000	53.78	48.84	0.00	0.00	4,560.56	
22	2/1/2014	102.62	14.000	53.21	49.41	0.00	0.00	4,511.15	
23	3/1/2014	102.62	14.000	52.63	49.99	0.00	0.00	4,461.16	
24	4/1/2014	102.62	14.000	52.05	50.57	0.00	0.00	4,410.59	
25	5/1/2014	102.62	14.000	51.46	51.16	0.00	0.00	4,359.43	
26	6/1/2014	102.62	14.000	50.86	51.76	0.00	0.00	4,307.67	
27	7/1/2014	102.62	14.000	50.26	52.36	0.00	0.00	4,255.31	
28	8/1/2014	102.62	14.000	49.65	52.97	0.00	0.00	4,202.34	
29	9/1/2014	102.62	14.000	49.03	53.59	0.00	0.00	4,148.75	
30	10/1/2014	102.62	14.000	48.40	54.22	0.00	0.00	4,094.53	
31	11/1/2014	102.62	14.000	47.77	54.85	0.00	0.00	4,039.68	
32	12/1/2014	102.62	14.000	47.13	55.49	0.00	0.00	3,984.19	
33	1/1/2015	102.62	14.000	46.48	56.14	0.00	0.00	3,928.05	
34	2/1/2015	102.62	14.000	45.83	56.79	0.00	0.00	3,871.26	
35	3/1/2015	102.62	14.000	45.16	57.46	0.00	0.00	3,813.80	
36	4/1/2015	102.62	14.000	44.49	58.13	0.00	0.00	3,755.67	
37	5/1/2015	102.62	14.000	43.82	58.80	0.00	0.00	3,696.87	
38	6/1/2015	102.62	14.000	43.13	59.49	0.00	0.00	3,637.38	
39	7/1/2015	102.62	14.000	42.44	60.18	0.00	0.00	3,577.20	
40	8/1/2015	102.62	14.000	41.73	60.89	0.00	0.00	3,516.31	
41	9/1/2015	102.62	14.000	41.02	61.60	0.00	0.00	3,454.71	
42	10/1/2015	102.62	14.000	40.30	62.32	0.00	0.00	3,392.39	
43	11/1/2015	102.62	14.000	39.58	63.04	0.00	0.00	3,329.35	
44	12/1/2015	102.62	14.000	38.84	63.78	0.00	0.00	3,265.57	
45	1/1/2016	102.62	14.000	38.10	64.52	0.00	0.00	3,201.05	
46	2/1/2016	102.62	14.000	37.35	65.27	0.00	0.00	3,135.78	
47	3/1/2016	102.62	14.000	36.58	66.04	0.00	0.00	3,069.74	
48	4/1/2016	102.62	14.000	35.81	66.81	0.00	0.00	3,002.93	
49	5/1/2016	102.62	14.000	35.03	67.59	0.00	0.00	2,935.34	
50	6/1/2016	102.62	14.000	34.25	68.37	0.00	0.00	2,866.97	

Periodic Amortization Schedule

# PERIODIC AMORTIZATION SCHEDULE

Loan # 123456

Date: 03/24/12

**Borrower(s):** John D. Doe and wife, Jane A. Doe  
**Mailing Address:** 1234 Easy Street, Arlington, TX 76017  
**Property Address:** 1234 Easy Street, Arlington, TX 76017

Payment Period	Date	Periodic Payment	Accrual Rate	Interest Paid	Principal Paid	Mortgage Ins	Buydown	Total Balance	LTV
51	7/1/2016	102.62	14.000	33.45	69.17	0.00	0.00	2,797.80	
52	8/1/2016	102.62	14.000	32.64	69.98	0.00	0.00	2,727.82	
53	9/1/2016	102.62	14.000	31.82	70.80	0.00	0.00	2,657.02	
54	10/1/2016	102.62	14.000	31.00	71.62	0.00	0.00	2,585.40	
55	11/1/2016	102.62	14.000	30.16	72.46	0.00	0.00	2,512.94	
56	12/1/2016	102.62	14.000	29.32	73.30	0.00	0.00	2,439.64	
57	1/1/2017	102.62	14.000	28.46	74.16	0.00	0.00	2,365.48	
58	2/1/2017	102.62	14.000	27.60	75.02	0.00	0.00	2,290.46	
59	3/1/2017	102.62	14.000	26.72	75.90	0.00	0.00	2,214.56	
60	4/1/2017	102.62	14.000	25.84	76.78	0.00	0.00	2,137.78	
61	5/1/2017	102.62	14.000	24.94	77.68	0.00	0.00	2,060.10	
62	6/1/2017	102.62	14.000	24.03	78.59	0.00	0.00	1,981.51	
63	7/1/2017	102.62	14.000	23.12	79.50	0.00	0.00	1,902.01	
64	8/1/2017	102.62	14.000	22.19	80.43	0.00	0.00	1,821.58	
65	9/1/2017	102.62	14.000	21.25	81.37	0.00	0.00	1,740.21	
66	10/1/2017	102.62	14.000	20.30	82.32	0.00	0.00	1,657.89	
67	11/1/2017	102.62	14.000	19.34	83.28	0.00	0.00	1,574.61	
68	12/1/2017	102.62	14.000	18.37	84.25	0.00	0.00	1,490.36	
69	1/1/2018	102.62	14.000	17.39	85.23	0.00	0.00	1,405.13	
70	2/1/2018	102.62	14.000	16.39	86.23	0.00	0.00	1,318.90	
71	3/1/2018	102.62	14.000	15.39	87.23	0.00	0.00	1,231.67	
72	4/1/2018	102.62	14.000	14.37	88.25	0.00	0.00	1,143.42	
73	5/1/2018	102.62	14.000	13.34	89.28	0.00	0.00	1,054.14	
74	6/1/2018	102.62	14.000	12.30	90.32	0.00	0.00	963.82	
75	7/1/2018	102.62	14.000	11.24	91.38	0.00	0.00	872.44	
76	8/1/2018	102.62	14.000	10.18	92.44	0.00	0.00	780.00	
77	9/1/2018	102.62	14.000	9.10	93.52	0.00	0.00	686.48	
78	10/1/2018	102.62	14.000	8.01	94.61	0.00	0.00	591.87	
79	11/1/2018	102.62	14.000	6.91	95.71	0.00	0.00	496.16	
80	12/1/2018	102.62	14.000	5.79	96.83	0.00	0.00	399.33	
81	1/1/2019	102.62	14.000	4.66	97.96	0.00	0.00	301.37	
82	2/1/2019	102.62	14.000	3.52	99.10	0.00	0.00	202.27	
83	3/1/2019	102.62	14.000	2.36	100.26	0.00	0.00	102.01	
84	4/1/2019	103.20	14.000	1.19	102.01	0.00	0.00	0.00	

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