

# TILA / RESPA Combined Disclosure Toolkit

**System Provider Training  
Thursday, December 4, 2014**

Confidential



# Presenters



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Credit Union Technology  
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LOANLINER® Compliance  
Consultant

# Agenda

- Integrated Disclosure Rule Recap
- Summary of first two webinars
- Combined Disclosure Toolkit
  - 3 scenarios
  - 4 files each
- Loan Type / Loan Purpose Template Solutions
- Disclosures for Adjustable Rate Mortgages
- Timeline

# TILA / RESPA Integrated Disclosures

## **Loan Estimate**

- Replaces initial TIL and RESPA Good Faith Estimate

## **Closing Disclosure**

- Replaces final TIL and HUD-1/1A

## **Loans Covered**

- First mortgages
- Closed-end Home Equity

## **Complex**

- **Huge impact**
- **Dynamic disclosure**

# August 14, 2014 Webinar - It's a Whole New World!

## Regulation Requirements

## Complex New Disclosures

- Introduced the new Loan Estimate and Closing Disclosure
- Disclosures based on loan type & purpose
- New data fields and new calculations

## System Provider Action Steps

## Static Solution for Credit Unions

- Questionnaires sent to CU's
  - Templates based on loan purpose and loan type
  - Choose Documents with or w/out signature
- Calling CU's with existing ARM documents

## System Provider Preview Solution

- Courtesy to benefit development
- Resources
  - Templates with data fields
  - Spreadsheets with field specifics

# System Provider Preview Solution

## Three Scenarios

- Home equity fixed rate (no signatures)
- Refinance fixed rate balloon (with signatures)
- Purchase fixed rate (with signatures)

## Four Files

- Loan Estimate (LE) template with fields
- LE field definition spreadsheet
- Closing Disclosure (CD) template & fields
- CD field definition spreadsheet

# Scenario File Names

## Scenario 1

- Home equity fixed rate (no signatures)
  - LE: ELE13\_HE\_Fixed\_Rate\_No\_Signature
  - CD: ECD07\_HE\_Fixed\_Rate\_No\_Signature

## Scenario 2

- Refinance fixed rate balloon (with sigs)
  - LE: ELE08\_HE\_Fixed\_Rate\_Balloon\_Refinance\_Signature
  - CD: ECD02\_HE\_Fixed\_Rate\_Balloon\_Refinance\_Signature

## Scenario 3

- Purchase fixed rate (with signatures)
  - LE: RLE01\_Purchase\_Fixed\_Rate\_Signature
  - CD: RCD01\_Purchase\_Fixed\_Rate\_Signature



# Loan Estimate – Home Equity Fixed Rate – Page 1

[01] [000]

Save this Loan Estimate to compare with your Closing Disclosure.

## Loan Estimate

DATE ISSUED	[01]	LOAN TERM	[08]
APPLICANTS	[02]	PURPOSE	Home Equity
PROPERTY	[04]	PRODUCT	Fixed Rate
EST. PROP. VALUE	[06]	LOAN TYPE	[10]Conventional [11]FHA [12]VA [13] [14]
	[07]	LOAN ID #	[15]
		RATE LOCK	[16]NO [17]YES, until [18] at [19] Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on [20] at [21]

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$(22)	NO
Interest Rate	[23]%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$(24)	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	
Projected Payments		
Payment Calculation	Years 1 - [26]	
Principal & Interest	\$(24)	
Mortgage Insurance	+ 0	
Estimated Escrow <i>Amount can increase over time</i>	+ [28]	
Estimated Total Monthly Payment	\$(29)	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	This estimate includes [31]Property Taxes [35] [32]Homeowner's Insurance [36] [33]Other: [34] [37]	
	See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.	
Costs at Closing		
Estimated Closing Costs	Includes [39] Loan Costs + [40] Other Costs - [41] 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. [43] From [44] To Borrower	

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

LOAN ESTIMATE For Internal Use Only by CUNA Mutual Group Partners. PAGE 1 OF 3 - LOAN ID # [15]  
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## Loan Estimate

DATE ISSUED	[01]	LOAN TERM	[08]
APPLICANTS	[02]	PURPOSE	Home Equity
PROPERTY	[04]	PRODUCT	Fixed Rate
EST. PROP. VALUE	[06]	LOAN TYPE	[10]Conventional [11]FHA [12]VA [13] [14]
	[07]	LOAN ID #	[15]
		RATE LOCK	[16]NO [17]YES, until [18] at [19] Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on [20] at [21]

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$(22)	NO
Interest Rate	[23]%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$(24)	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	
Projected Payments		
Payment Calculation	Years 1 - [26]	
Principal & Interest	\$(24)	

# Loan Estimate HE Fixed Rate Field Definitions

Field Name	Field Length	Field Description	Field Format
1 ISSUE_DATE	10	ENTER THE DATE THE DISCLOSURE IS DELIVERED OR MAILED TO THE CUSTOMER	Date
2 AP1_FULL_NAME_S	30	ENTER THE NAME(S) FOR THE BORROWERS, E.G., MICHAEL JONES AND MARY SMITH	Text
3 AP1_PRES_ADD1_S	30	ENTER BORROWER 1'S PRESENT STREET ADDRESS	Text
4 AP1_PRES_ADD2_S	30	ENTER BORROWER 1'S CITY/STATE/ZIP	Text
5 PROP_ADD1_S	30	ENTER STREET ADDRESS OF PROPERTY SECURING THE LOAN	Text
6 PROP_ADD2_S	30	ENTER CITY, STATE, ZIP OF PROPERTY SECURING THE LOAN (ZIP CODE REQUIRED)	Text
7 EST_PROP_VALUE	12	ENTER THE ESTIMATED OR APPRAISED PROPERTY VALUE AS APPLICABLE	Amount
8 LOAN_TERM_TXT	20	ENTER TERM OF LOAN IN WHOLE "Years", e.g. 20 Years, OR IN "yr. and mo.", e.g., 18 yr. and 6 mo., OR AS "Months" FOR LOANS UNDER 24 MONTHS, e.g., 20 months	Text
9			
10 MORT_CONV_X	1	IF MEMBER IS APPLYING FOR A CONVENTIONAL MORTGAGE, SELECT THIS BOX	X or Blank
11 MORT_FHA_X	1	IF MEMBER IS APPLYING FOR AN FHA MORTGAGE, SELECT THIS BOX	X or Blank
12 MORT_VA_X	1	IF MEMBER IS APPLYING FOR A VA MORTGAGE, SELECT THIS BOX	X or Blank
13 MORT_OTHER_X	1	IF MEMBER IS APPLYING FOR OTHER TYPE MORTGAGE, SELECT THIS BOX	Text
14 MORT_OTHER_DESC	12	ENTER THE DESCRIPTION FOR OTHER TYPE MORTGAGE	Text
15 LOAN_NMBR	15	ENTER THE LOAN NUMBER	Numeric
16 RATE_LOCK_N_X	1	IF THE RATE IS NOT LOCKED, CHECK THIS BOX	X or Blank
17 RATE_LOCK_Y_X	1	IF THE RATE IS LOCKED, CHECK THIS BOX	X or Blank
18 RATE_LOCK_EXP_DT	10	ENTER THE DATE THE RATE LOCK EXPIRES	Date
19 RATE_LOCK_EXP_TIME	12	IF THE RATE IS LOCKED, ENTER THE TIME OF DAY THE RATE LOCK EXPIRES	Text
20 CL_CST_EXP_DT	12	ENTER THE DATE THE ESTIMATED CLOSING COSTS EXPIRE	Date
21 CL_CST_EXP_TIME	12	ENTER THE TIME OF DAY THE ESTIMATED CLOSING COSTS EXPIRE	Text
22 LOAN_AMT	12	ENTER AMOUNT OF LOAN FROM NOTE.	Amount
23 INTEREST_RATE	7	ENTER THE CONTRACTUAL INTEREST RATE FOR LOAN TYPE, (ACTUAL INTEREST RATE TO AMORTIZE THE LOAN) NOT THE APR. IF a whole number, truncate at decimal point. If not a whole number, do not round and disclose up to two or three decimal points.	% or Blank
24 PMT_COL1_PI_AMT1	12	ENTER THE AMOUNT OF THE MONTHLY PRINCIPAL AND INTEREST PAYMENT. FOR ADJUSTABLE RATE MORTGAGES, THIS IS THE FIRST PRINCIPAL AND INTEREST PAYMENT WITH CENTS.	Amount
25			
26 LOAN_TERM_YRS_S	4	ENTER THE FINAL YEAR OF THE LOAN TERM IN WHOLE YEARS TO PRINT ON THE "PAYMENT CALCULATION" LINE. IF THE LOAN TERM ISN'T A WHOLE NUMBER, ROUND UP TO THE NEXT YEAR. FOR EXAMPLE, IF THE LOAN TERM IS "18 yr. and 3 mo.", enter "19"	Text
27			
28 PMT_COL1_EE_AMT	12	ENTER THE AMOUNT OF THE MONTHLY ESTIMATED ESCROW PAYMENT. This amount is rounded to the nearest dollar on the Loan Estimate. The full payment, with cents, is shown on the Closing Disclosure. If there is no Estimate Escrow, enter "0" (zero without the quotes.)	Amount
29 PMT_COL1_ETMP_AMT	12	CALC FOR "Estimated Total Monthly Payment" is the sum of "Principal & Interest" + "Mortgage Insurance" + Estimated Escrow. This amount is rounded to the nearest whole dollar on the Loan Estimate. The full payment with cents is printed on the Closing Disclosure. FOR TABLES WITH MORE THAN ONE COLUMN, THIS PRINTS IN THE FIRST COLUMN.	Amount
30 EST_TAX_INS_ASSESS	9	ENTER THE MONTHLY AMOUNT OF THE "Estimated Taxes, Insurance & Assessments". It is rounded to the nearest dollar on the Loan Estimate. The full payment, with cents, is printed on the Closing Disclosure.	Amount
31 ETMP_PROP_TAX_X	1	CHECK THIS BOX IF THE "Estimated Taxes, Insurance & Assessments" AMOUNT INCLUDES PROPERTY TAXES	X or Blank
32 ETMP_HOME_INS_X	1	CHECK THIS BOX IF THE "Estimated Taxes, Insurance & Assessments" AMOUNT INCLUDES HOMEOWNER'S INSURANCE	X or Blank
33 ETMP_OTHER_X	1	CHECK THIS BOX IF THE "Estimated Taxes, Insurance & Assessments" AMOUNT INCLUDES AN "Other" TAX, INSURANCE OR ASSESSMENT	X or Blank
34 ETMP_OTHER_NAME	20	ENTER THE NAME OF THE "Other" TAX, INSURANCE OR ASSESSMENT	Text
35 ETMP_P_TAX_ESCR_YN	4	IF PROPERTY TAXES WILL BE ESCROWED, ENTER "YES", IF NOT, ENTER "NO"	Text
36 ETMP_H_INS_ESCR_YN	4	IF HOMEOWNER'S INSURANCE WILL BE ESCROWED, ENTER "YES", IF NOT, ENTER "NO"	Text

# Loan Estimate – Home Equity Fixed Rate – Page 1

[00] LOGO

Save this Loan Estimate to compare with your Closing Disclosure.

## Loan Estimate

DATE ISSUED	[01]	LOAN TERM	[08]
APPLICANTS	[02]	PURPOSE	Home Equity
	[03]	PRODUCT	Fixed Rate
PROPERTY	[04]	LOAN TYPE	[10] Conventional [11] FHA [12] VA [13] [14]
	[05]	LOAN ID #	[15]
EST. PROP. VALUE	[06]	RATE LOCK	[16] NO [17] YES, until [18] at [19]
	[07]		Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on [20] at [21]

### Loan Terms

Loan Amount	Can this amount increase after closing?	NO
Interest Rate		NO
Monthly Principal & Interest <small>See Projected Payments below for your Estimated Total Monthly Payment</small>		NO

### Does the loan have these features?

Prepayment Penalty	NO
Balloon Payment	NO

### Projected Payments

Payment Calculation	Years 1 - [26]
Principal & Interest	\$(24)
Mortgage Insurance	+ 0
Estimated Escrow <small>Amount can increase over time</small>	+ [28]
Estimated Total Monthly Payment	\$(29)

### Estimated Taxes, Insurance & Assessments

Estimated Taxes, Insurance & Assessments <small>Amount can increase over time See page 4 for details</small>	\$(30) a month	[31] Property Taxes [35] [32] Homeowner's Insurance [36] [33] Other: [34] [37]
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See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.

### Costs at Closing

Estimated Closing Costs	\$(38)	Includes [39] Loan Costs + [40] Other Costs - [41] Lender Credits. <small>See page 4 for details.</small>
Estimated Cash to Close	\$(42)	Includes Closing Costs. See Calculating Cash to Close on page 2 for details. [43] From [44] To Borrower

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

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PAGE 1 OF 3 - LOAN ID # [15]

<b>Estimated Taxes, Insurance &amp; Assessments</b> Amount can increase over time See page 4 for details	\$(30) a month	This estimate includes [31] Property Taxes [35] [32] Homeowner's Insurance [36] [33] Other: [34] [37]  See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.	In escrow? [35] [36] [37]
<b>Costs at Closing</b>			
<b>Estimated Closing Costs</b>	\$(38)	Includes [39] Loan Costs + [40] Other Costs - [41] Lender Credits. See page 4 for details.	
<b>Estimated Cash to Close</b>	\$(42)	Includes Closing Costs. See Calculating Cash to Close on page 2 for details. [43] From [44] To Borrower	

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# Loan Estimate HE Fixed Rate Field Definitions

37	ETMP_OTHER_ESCR_YN	4	IF THE "Other" TAX, INSURANCE OR ASSESSMENT WILL BE ESCROWED, ENTER "YES", IF NOT, ENTER "NO"	Text
38	CLOSE_COST_TOTAL_L	12	CALC FOR "Estimated Closing Costs": Add "D. TOTAL LOAN COSTS (A + B + C)" + "I. TOTAL OTHER COSTS (E + F + G + H)" - (minus) "Lender Credits", rounded to the nearest whole dollar.	Amount
39	CL_CST_LOAN_COST_L	8	CALC FOR "D. TOTAL LOAN COSTS (A + B + C)" equals the sum of "A. Origination Charges" + "B. Services You Cannot Shop For" + "C. Services You Can Shop For", rounded to the nearest whole dollar.	Amount
40	CL_CST_OTH_COST_L	8	CALC FOR "I. TOTAL OTHER COSTS (E + F + G + H)" equals the sum of "E. Taxes and Other Government Fees" + "F. Prepays" + "G. Initial Escrow Payment at Closing" + "H. Other", rounded to the nearest whole dollar.	Amount
41	CL_CST_LENDER_CRED	8	ENTER THE AMOUNT OF LENDER CREDITS REDUCING THE CLOSING COST AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
42	CASH_TO_CLS_TOT_L	12	CALC for "Cash to Close" With Seller for the Loan Estimate: "Total Closing Costs (J)" - "Closing Costs Financed" + "Down Payment/Funds from Borrower" - "Deposit" - "Funds For Borrower" - "Seller Credits" - "Adjustments and Other Credits". CALC for "Cash to Close" Non-Seller for the Loan Estimate: "Loan Amount" - "Total Closing Costs (J)" - "Total Payoffs and Payments (K)"	Amount
43	CASH_TO_CLOSE_FR	1	CHECK THIS BOX IF THE CASH TO CLOSE AMOUNT COMES FROM THE BORROWER	Amount
44	CASH_TO_CLOSE_TO	1	CHECK THIS BOX IF THE CASH TO CLOSE AMOUNT GOES TO THE BORROWER	Amount
45	PER_PTS_PAID	7	ENTER THE PERCENT OF THE LOAN AMOUNT PAID AS POINTS. If a whole number, truncate at decimal point. If not a whole number, do not round and disclose up to two or three decimal points.	% or Blank
46	ORIG_CHRG_02_NAME	45	ENTER THE NAME OF THE 2ND ORIGINATION CHARGE	Text
47	ORIG_CHRG_03_NAME	45	ENTER THE NAME OF THE 3RD ORIGINATION CHARGE	Text
48	ORIG_CHRG_04_NAME	45	ENTER THE NAME OF THE 4TH ORIGINATION CHARGE	Text
49	ORIG_CHRG_05_NAME	45	ENTER THE NAME OF THE 5TH ORIGINATION CHARGE	Text
50	ORIG_CHRG_06_NAME	45	ENTER THE NAME OF THE 6TH ORIGINATION CHARGE	Text
51	ORIG_CHRG_07_NAME	45	ENTER THE NAME OF THE 7TH ORIGINATION CHARGE	Text
52	ORIG_CHRG_08_NAME	45	ENTER THE NAME OF THE 8TH ORIGINATION CHARGE	Text
53	ORIG_CHRG_09_NAME	45	ENTER THE NAME OF THE 9TH ORIGINATION CHARGE	Text
54	ORIG_CHRG_10_NAME	45	ENTER THE NAME OF THE 10TH ORIGINATION CHARGE	Text
55	ORIG_CHRG_11_NAME	45	ENTER THE NAME OF THE 11TH ORIGINATION CHARGE	Text
56	ORIG_CHRG_12_NAME	45	ENTER THE NAME OF THE 12TH ORIGINATION CHARGE	Text
57	PER_PTS_PAID_AMT	8	ENTER THE DOLLAR AMOUNT OF PERCENTAGE POINTS PAID. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
58	ORIG_CHRG_02_AMT	8	ENTER THE 2ND ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
59	ORIG_CHRG_03_AMT	8	ENTER THE 3RD ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
60	ORIG_CHRG_04_AMT	8	ENTER THE 4TH ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
61	ORIG_CHRG_05_AMT	8	ENTER THE 5TH ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
62	ORIG_CHRG_06_AMT	8	ENTER THE 6TH ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
63	ORIG_CHRG_07_AMT	8	ENTER THE 7TH ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
64	ORIG_CHRG_08_AMT	8	ENTER THE 8TH ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
65	ORIG_CHRG_09_AMT	8	ENTER THE 9TH ORIGINATION CHARGE AMOUNT, ROUNDED TO THE NEAREST WHOLE DOLLAR ON THE LOAN ESTIMATE.	Amount
66	ORIG_CHRG_10_AMT	8	ENTER THE 10TH ORIGINATION CHARGE AMOUNT, ROUNDED TO THE NEAREST WHOLE DOLLAR ON THE LOAN ESTIMATE.	Amount
67	ORIG_CHRG_11_AMT	8	ENTER THE 11TH ORIGINATION CHARGE AMOUNT, ROUNDED TO THE NEAREST WHOLE DOLLAR ON THE LOAN ESTIMATE.	Amount
68	ORIG_CHRG_12_AMT	8	ENTER THE 12TH ORIGINATION CHARGE AMOUNT, ROUNDED TO THE NEAREST WHOLE DOLLAR ON THE LOAN ESTIMATE.	Amount
69	SVC_CNS_01_NAME	45	ENTER THE NAME OF THE 1ST SERVICE THE BORROWER CANNOT SHOP FOR	Text
70	SVC_CNS_02_NAME	45	ENTER THE NAME OF THE 2ND SERVICE THE BORROWER CANNOT SHOP FOR	Text



# Loan Estimate – Home Equity Fixed Rate – Page 2

Closing Cost Details	
<b>Loan Costs</b>	
<b>A. Origination Charges</b>	\$[170]
[45]% of Loan Amount (Points)	[47]
[46]	[58]
[47]	[59]
[48]	[60]
[49]	[61]
[50]	[62]
[51]	[63]
[52]	[64]
[53]	[65]
[54]	[66]
[55]	[67]
[56]	[68]
<b>B. Services You Cannot Shop For</b>	\$[171]
[69]	[64]
[70]	[83]
[71]	[84]
[72]	[85]
[73]	[86]
[74]	[87]
[75]	[88]
[76]	[89]
[77]	[90]
[78]	[91]
[79]	[92]
[80]	[93]
[81]	[94]
<b>C. Services You Can Shop For</b>	\$[172]
[95]	[109]
[96]	[110]
[97]	[111]
[98]	[112]
[99]	[113]
[100]	[114]
[101]	[115]
[102]	[116]
[103]	[117]
[104]	[118]
[105]	[119]
[106]	[120]
[107]	[121]
[108]	[122]
<b>D. TOTAL LOAN COSTS (A + B + C)</b>	\$[39]
<b>Other Costs</b>	
<b>E. Taxes and Other Government Fees</b>	\$[123]
Recording Fees and Other Taxes	[124]
Transfer Taxes	[125]
<b>F. Prepaids</b>	\$[133]
Homeowner's Insurance Premium [(126) months]	[134]
Mortgage Insurance Premium [(127) months]	[135]
Prepaid Interest \$[(128) per day for (129) days @ (137)%]	[136]
Property Taxes [(130) months]	[137]
[131]	[138]
[132]	[139]
<b>G. Initial Escrow Payment at Closing</b>	\$[150]
Homeowner's Insurance [140] per month for [143] mo.	[151]
Mortgage Insurance [141] per month for [144] mo.	[152]
Property Taxes [142] per month for [145] mo.	[153]
[146]	[154]
[147]	[155]
[148]	[156]
[149]	[157]
<b>H. Other</b>	\$[162]
[158]	[163]
[159]	[164]
[160]	[165]
[161]	[166]
<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	\$[40]
<b>J. TOTAL CLOSING COSTS</b>	\$[38]
D + I	\$[167]
Lender Credits	\$(11)
<b>Calculating Cash to Close</b>	
Loan Amount	\$[18]
Total Closing Costs (J)	-\$[38]
Estimated Total Payoffs and Payments	-\$[168]
Estimated Cash to Close [173] from [174] To Borrower	\$[42]
Estimated Closing Costs Financed (Paid from your Loan Amount)	\$[169]

Loan Costs	
<b>A. Origination Charges</b>	\$[170]
[45]% of Loan Amount (Points)	[47]
[46]	[58]
[47]	[59]
[48]	[60]
[49]	[61]
[50]	[62]
[51]	[63]
[52]	[64]
[53]	[65]
[54]	[66]
[55]	[67]
[56]	[68]
<b>B. Services You Cannot Shop For</b>	\$[171]
[69]	[64]
[70]	[83]
[71]	[84]
[72]	[85]
[73]	[86]
[74]	[87]
[75]	[88]
[76]	[89]
[77]	[90]
[78]	[91]
[79]	[92]
[80]	[93]
[81]	[94]
<b>C. Services You Can Shop For</b>	\$[172]
[95]	[109]
[96]	[110]
[97]	[111]
[98]	[112]
[99]	[113]
[100]	[114]
[101]	[115]
[102]	[116]
[103]	[117]
[104]	[118]
[105]	[119]
[106]	[120]
[107]	[121]
[108]	[122]
<b>D. TOTAL LOAN COSTS (A + B + C)</b>	\$[39]

# Loan Estimate HE Fixed Rate Field Definitions

139	PPD_06_AMT	8	ENTER THE AMOUNT FOR THE 2ND PREPAID "OTHER" ITEM	Amount
140	IN_ESC_PMT_HI_AMT	8	ENTER THE AMOUNT PER MONTH THAT THE INITIAL ESCROW PAYMENT INCLUDES FOR HOMEOWNER'S INSURANCE	Amount
141	IN_ESC_PMT_MI_AMT	8	ENTER THE AMOUNT PER MONTH THAT THE INITIAL ESCROW PAYMENT INCLUDES FOR MORTGAGE INSURANCE	Amount
142	IN_ESC_PMT_PT_AMT	8	ENTER THE AMOUNT PER MONTH THAT THE INITIAL ESCROW PAYMENT INCLUDES FOR PROPERTY TAXES	Amount
143	IN_ESC_PMT_HI_MO	4	ENTER THE NUMBER OF MONTHS THAT THE INITIAL ESCROW PAYMENT COVERS FOR HOMEOWNER'S INSURANCE	Numeric
144	IN_ESC_PMT_MI_MO	4	ENTER THE NUMBER OF MONTHS THAT THE INITIAL ESCROW PAYMENT COVERS FOR MORTGAGE INSURANCE	Numeric
145	IN_ESC_PMT_PT_MO	4	ENTER THE NUMBER OF MONTHS THAT THE INITIAL ESCROW PAYMENT COVERS FOR PROPERTY TAXES	Numeric
146	IN_ESC_PMT_04_NAME	45	ENTER THE NAME OF THE 1ST OTHER COST THAT IS INCLUDED IN THE INITIAL ESCROW PAYMENT	Text
147	IN_ESC_PMT_05_NAME	45	ENTER THE NAME OF THE 2ND OTHER COST THAT IS INCLUDED IN THE INITIAL ESCROW PAYMENT	Text
148	IN_ESC_PMT_06_NAME	45	ENTER THE NAME OF THE 3RD OTHER COST THAT IS INCLUDED IN THE INITIAL ESCROW PAYMENT	Text
149	IN_ESC_PMT_07_NAME	45	ENTER THE NAME OF THE 4TH OTHER COST THAT IS INCLUDED IN THE INITIAL ESCROW PAYMENT	Text
150	IN_ESC_PMT_SUB	8	CALC FOR "G. Initial Escrow Payment at Closing" IS THE SUM OF THE 7 AMOUNTS UNDER INITIAL ESCROW PAYMENT, rounded to the nearest whole dollar.	Amount
151	IN_ESC_PMT_HI_AMT2	8	ENTER THE AMOUNT THAT THE INITIAL ESCROW PAYMENT INCLUDES FOR HOMEOWNER'S INSURANCE	Amount
152	IN_ESC_PMT_MI_AMT2	8	ENTER THE AMOUNT THAT THE INITIAL ESCROW PAYMENT INCLUDES FOR MORTGAGE INSURANCE	Amount
153	IN_ESC_PMT_PT_AMT2	8	ENTER THE AMOUNT THAT THE INITIAL ESCROW PAYMENT INCLUDES FOR PROPERTY TAXES	Amount
154	IN_ESC_PMT_04_AMT	8	ENTER THE AMOUNT OF THE 1ST OTHER COST INCLUDED IN THE INITIAL ESCROW PAYMENT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
155	IN_ESC_PMT_05_AMT	8	ENTER THE AMOUNT OF THE 2ND OTHER COST INCLUDED IN THE INITIAL ESCROW PAYMENT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
156	IN_ESC_PMT_06_AMT	8	ENTER THE AMOUNT OF THE 3RD OTHER COST INCLUDED IN THE INITIAL ESCROW PAYMENT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
157	IN_ESC_PMT_07_AMT	8	ENTER THE AMOUNT OF THE 4TH OTHER COST INCLUDED IN THE INITIAL ESCROW PAYMENT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
158	OTH_COSTS_01_NAME	45	ENTER THE NAME OF "H. Other Cost 1"	Text
159	OTH_COSTS_02_NAME	45	ENTER THE NAME OF "H. Other Cost 2"	Text
160	OTH_COSTS_03_NAME	45	ENTER THE NAME OF "H. Other Cost 3"	Text
161	OTH_COSTS_04_NAME	45	ENTER THE NAME OF "H. Other Cost 4"	Text
162	OTH_COSTS_SUB	8	CALC FOR "H. Other" IS THE SUM OF THE FOUR "H. Other Cost" AMOUNTS, rounded to the nearest whole dollar.	Amount
163	OTH_COSTS_01_AMT	8	ENTER THE AMOUNT OF "H. Other Cost 1". On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
164	OTH_COSTS_02_AMT	8	ENTER THE AMOUNT OF "H. Other Cost 2". On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
165	OTH_COSTS_03_AMT	8	ENTER THE AMOUNT OF "H. Other Cost 3". On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
166	OTH_COSTS_04_AMT	8	ENTER THE AMOUNT OF "H. Other Cost 4". On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
167	CLOS_COST_SUB	8	CALC FOR "D + I" UNDER "J. TOTAL CLOSING COSTS" IS "D. TOTAL LOAN COSTS (A + B + C) + "I. TOTAL OTHER COSTS (E + F + G + H), rounded to the nearest whole dollar.	Amount
168	EST_PAYOFF_AMT	8	ENTER THE AMOUNT OF THE "Estimated Total Payoffs and Payments" for the Non Seller Calculating Cash to Close table, rounded to the nearest whole dollar.	Amount
169	CLOS_COST_FIN	8	ENTER THE AMOUNT OF "Closing Costs Financed (Paid from your Loan Amount)", rounded to the nearest whole dollar.	Amount
170	ORIG_CHRG_TOTAL	8	CALC FOR "A. Origination Charges" is the total of the 12 Origination Charges, rounded to the nearest whole dollar.	Amount
171	SVC_CNS_TOTAL	8	CALC FOR "B. Services You Cannot Shop For" IS THE TOTAL OF THE 13 AMOUNTS FOR SERVICES THE BORROWER CANNOT SHOP FOR, rounded to the nearest whole dollar.	Amount
172	SVC_CS_TOTAL	8	CALC FOR "C. Services You Can Shop For" IS THE TOTAL OF THE 14 AMOUNTS FOR SERVICES THE BORROWER CAN SHOP FOR, rounded to the nearest whole dollar.	Amount
173	CASH_CLOS_FROM_BOR	1	IF "Cash to Close" IS POSITIVE, CHECK THE "FROM BORROWER" BOX	X or Blank
174	CASH_CLOS_TO_BOR	1	IF "Cash to Close" IS NEGATIVE, CHECK THE "TO BORROWER" BOX	X or Blank
175	CU_NAME_S	18	ENTER CREDIT UNION NAME	Text



# Loan Estimate – Home Equity Fixed Rate – Page 3

**Additional Information About This Loan**

LENDER	[175]	MORTGAGE BROKER	[181]
NMMLS/[187] LICENSE ID	[176]	NMMLS/[189] LICENSE ID	[182]
LOAN OFFICER	[177]	LOAN OFFICER	[183]
NMMLS/[188] LICENSE ID	[178]	NMMLS/[190] LICENSE ID	[184]
EMAIL	[179]	EMAIL	[185]
PHONE	[180]	PHONE	[186]

**Comparisons** Use these measures to compare this loan with other loans.

In 5 Years	\$[191]	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$[192]	Principal you will have paid off.
Annual Percentage Rate (APR)	[193]%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	[194]%	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 [195] will allow, under certain conditions, this person to assume this loan on the original terms. [196] 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** [197]

**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.

**Loan Acceptance** You do not have to accept this loan because you have received this form or signed a loan application.

**Servicing** We intend [198] to service your loan. If so, you will make your payments to us. [199] to transfer servicing of your loan.

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LOAN ESTIMATE For Internal Use Only by CUNA Mutual Group Partners. PAGE 3 OF 3 - LOAN ID #

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**Additional Information About This Loan**

LENDER	[175]	MORTGAGE BROKER	[181]
NMMLS/[187] LICENSE ID	[176]	NMMLS/[189] LICENSE ID	[182]
LOAN OFFICER	[177]	LOAN OFFICER	[183]
NMMLS/[188] LICENSE ID	[178]	NMMLS/[190] LICENSE ID	[184]
EMAIL	[179]	EMAIL	[185]
PHONE	[180]	PHONE	[186]

**Comparisons** Use these measures to compare this loan with other loans.

In 5 Years	\$[191]	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$[192]	Principal you will have paid off.
Annual Percentage Rate (APR)	[193]%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	[194]%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

# Loan Estimate HE Fixed Rate Field Definitions

176	LOAN_ORIG_CO_IDENT	18	ENTER THE CREDIT UNION'S NMLS OR LICENSE ID NUMBER	Numeric
177	LOAN_ORIG_NAME_S	18	ENTER THE LOAN OFFICER'S NAME	Text
178	LOAN_ORIG_IDENT	18	ENTER THE LOAN OFFICER'S NMLS OR LICENSE ID NUMBER	Numeric
179	CONTACT_EMAIL_S	18	PROVIDE EMAIL ADDRESS FOR LOAN OFFICER	Text
180	CONTACT_PH_NMBR	18	ENTER THE LOAN OFFICER'S PHONE NUMBER	Numeric
181	MORT_BROKER_NAME_S	18	ENTER THE NAME OF THE MORTGAGE BROKER.	Text
182	MORT_BROKER_LIC	18	ENTER THE NMLS OR LICENSE NUMBER OF THE MORTGAGE BROKER	Numeric
183	MBROKER_EMP1_NAME	18	ENTER THE NAME OF THE MORTGAGE BROKER'S LOAN OFFICER	Text
184	MORT_BRK_C_NMLSRID	18	ENTER THE NMLS OR LICENSE NUMBER FOR THE LOAN OFFICER FROM THE MORTGAGE BROKER	Numeric
185	MORT_BRK_C_EMAIL	18	ENTER THE EMAIL ADDRESS FOR THE LOAN OFFICER FROM THE MORTGAGE BROKER	Text
186	MORT_BRK_C_PH_NMBR	18	ENTER THE PHONE NUMBER FOR THE LOAN OFFICER FROM THE MORTGAGE BROKER	Numeric
187	LIC_ID_ST	2	ENTER THE STATE ABBREVIATION FOR THE LENDER'S LICENSE ID	Text
188	CONTACT_LIC_ID_ST	2	ENTER THE STATE ABBREVIATION FOR THE LOAN OFFICER'S LICENSE ID	Text
189	MORT_BRK_ST_ID	2	ENTER THE STATE LICENSE ID OF THE MORTGAGE BROKER	Text
190	MORT_BRK_C_ST_ID	2	ENTER THE STATE LICENSE ID OF THE MORTGAGE BROKER CONTACT	Text
191	5YR_AMT_PAID	8	ENTER THE TOTAL AMOUNT PAID IN PRINCIPAL, INTEREST, MORTGAGE INSURANCE, AND LOAN COSTS AFTER 5 YEARS, rounded to the nearest whole dollar.	Amount
192	5YR_PRINCIPAL_PAID	8	ENTER THE AMOUNT OF PRINCIPAL THAT WILL BE PAID OFF IN 5 YEARS, rounded to the nearest whole dollar.	Amount
193	APR_CE_HE		Enter Annual Percentage Rate for Loan as required by Section 1026.18(e) of Reg Z. APR is the cost of credit as a yearly rate.	% or Blank
194	TOT_INT_PERCENT	8	ENTER THE TOTAL INTEREST PERCENTAGE (TIP) WHICH IS THE TOTAL AMOUNT OF INTEREST THAT THE BORROWER WILL PAY OVER THE LOAN TERM SHOWN AS A PERCENTAGE OF THE LOAN AMOUNT. If a whole number, truncate at decimal point. If not a whole number, do not round and disclose up to two or three decimal points.	% or Blank
195	ASSUME_YES_X	1	CHECK THIS BOX IF THE LENDER WILL ALLOW THE LOAN TO BE ASSUMED	X or Blank
196	ASSUME_NO_X	1	CHECK THIS BOX IF THE LENDER WILL NOT ALLOW THE LOAN TO BE ASSUMED	X or Blank
197	CE_HE_LATE_CHARGE	55	ENTER THE LATE CHARGE LANGUAGE	Text
198	SVC_Y_X	1	IF THE LENDER INTENDS TO SERVICE THE LOAN, CHECK THIS BOX	X or Blank
199	SVC_N_X	1	IF THE LENDER INTENDS TO TRANSFER THE SERVICING OF THE LOAN, CHECK THIS BOX	X or Blank





# Closing Disclosure – HE Fixed Rate – Page 1

Closing Disclosure		This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.	
<b>Closing Information</b>		<b>Transaction Information</b>	
Date Issued [01]		Borrower [10]	
Closing Date [02]		[11]	
Disbursement Date [03]		[12]	
Settlement Agent [04]		Lender [13]	
File # [05]		[14]	
Property [06]		[15]	
[07]			
[08] Prop. Value [09]			
		<b>Loan Information</b>	
		Loan Term [16]	
		Purpose Home Equity	
		Product Fixed Rate	
		Loan Type [18] Conventional [19] FHA	
		[20] VA [21] [22]	
		Loan ID # [23]	
		MIC # [24]	
<b>Loan Terms</b>		Can this amount increase after closing?	
Loan Amount	\$(25)	NO	
Interest Rate	[26]%	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$(27)	NO	
		Does the loan have these features?	
Prepayment Penalty		NO	
Balloon Payment		NO	
<b>Projected Payments</b>			
<b>Payment Calculation</b>		Years 1 - [29]	
Principal & Interest		\$(27)	
Mortgage Insurance		+	0
Estimated Escrow <i>Amount can increase over time</i>		+	[30]
<b>Estimated Total Monthly Payment</b>		<b>\$(31)</b>	
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time See page 4 for details</i>	\$(32) a month	<b>This estimate includes</b>	<b>In escrow?</b>
		[33] Property Taxes	[37]
		[34] Homeowner's Insurance	[38]
		[35] Other: [36]	[39]
		<i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	
<b>Costs at Closing</b>			
Closing Costs	\$(40)	Includes \$(41) in Loan Costs + \$(42) in Other Costs – \$(43) in Lender Credits. <i>See page 2 for details.</i>	
Cash to Close	\$(44)	Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i> [45A] From [45B] To Borrower	

# Closing Disclosure – HE Fixed Rate – Page 2

**Closing Cost Details**

Loan Costs	Borrower-Paid		Paid by Others
	At Closing	Before Closing	
<b>A. Origination Charges</b>	\$[149]		
01 164(2% of Loan Amount (Points))	[149]		[149]
02 166(8)	[54]		[70]
03 167	[55]		[71]
04 168	[56]		[72]
05 169	[57]		[73]
06 170	[58]		[74]
07 171	[59]		[75]
08 172	[60]		[76]
<b>B. Services Borrower Did Not Shop For</b>	\$[150]		
01 177	[150]		[107]
02 178	[161]		[108]
03 179	[172]		[109]
04 180	[183]		[110]
05 181	[194]		[111]
06 182	[205]		[112]
07 183	[216]		[113]
08 184	[227]		[114]
09 185	[238]		[115]
10 186	[249]		[116]
<b>C. Services Borrower Did Shop For</b>	\$[151]		
01 117	[151]		[141]
02 118	[162]		[142]
03 119	[173]		[143]
04 120	[184]		[144]
05 121	[195]		[145]
06 122	[206]		[146]
07 123	[217]		[147]
08 124	[228]		[148]
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	\$[41]		
Loan Costs Subtotal (A + B + C)	[41]		
<b>Other Costs</b>			
<b>E. Taxes and Other Government Fees</b>	\$[261]		
01 Recording Fees Deed: [154] Mortgage: [155]	[157]		[161]
02 156	[158]		[162]
<b>F. Prepays</b>	\$[262]		
01 Homeowner's Insurance Premium ([163] mo.) to [164]	[173]		[183]
02 Mortgage Insurance Premium ([165] mo.) to [166]	[174]		[184]
03 Prepaid Interest ([167] per day from [168] to [169])	[175]		[185]
04 Property Taxes ([170] mo.) to [171]	[176]		[186]
05 172	[177]		[187]
<b>G. Initial Escrow Payment at Closing</b>	\$[263]		
01 Homeowner's Insurance [189]per month for [192]mo.	[199]	[207]	[215]
02 Mortgage Insurance [190]per month for [193]mo.	[200]	[208]	[216]
03 Property Taxes [191]per month for [194]mo.	[201]	[209]	[217]
04 195	[202]	[210]	[218]
05 196	[203]	[211]	[219]
06 197	[204]	[212]	[220]
07 198	[205]	[213]	[221]
08 Aggregate Adjustment	[206]	[214]	[222]
<b>H. Other</b>	\$[264]		
01 221	[231]		[247]
02 222	[232]		[248]
03 223	[233]		[249]
04 224	[234]		[250]
05 225	[235]		[251]
06 226	[236]		[252]
07 227	[237]		[253]
08 228	[238]		[254]
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	\$[42]		
Other Costs Subtotal (E + F + G + H)	[42]		[256]
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	\$[83]		
Closing Costs Subtotal (D + I)	[83]		[259]
Lender Credit to [260A]	[43]		[260]

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No Seller-Paid Columns

Borrower-Paid	
At Closing	Before Closing
\$[149]	
[54]	[61]
[55]	[63]
[56]	[64]
[57]	[65]
[58]	[66]
[59]	[67]
[60]	[68]
\$[150]	
[151]	[97]
[161]	[98]
[172]	[99]
[183]	[100]
[194]	[101]
[205]	[102]
[216]	[103]
[227]	[104]
[238]	[105]
[249]	[106]
\$[151]	
[151]	[133]
[162]	[134]
[173]	[135]
[184]	[136]
[195]	[137]
[206]	[138]
[217]	[139]
[228]	[140]
\$[41]	
\$[196]	\$[153]

# Closing Disclosure HE Fixed Rate Field Definitions

40	CLOSE_COSTS_TOTAL	12	CALC FOR "Closing Costs": Add "D. TOTAL LOAN COSTS (Borrower-Paid)" + "I.TOTAL OTHER COSTS (Borrower-Paid)" - "Lender Credits"	Amount
41	CL_CST_LOAN_COSTS	8	CALC FOR Non-Seller "D. TOTAL LOAN COSTS (Borrower-Paid)" equals the sum of "A. Origination Charges" + "B. Services Borrower Did Not Shop For" + "C. Services Borrower Did Shop For" CALC FOR With Seller "D. TOTAL LOAN COSTS (Borrower-Paid)" equals the sum of "A. Origination Charges Borrower-Paid" + "B. Services Borrower Did Not Shop For Borrower-Paid" + "C. Services Borrower Did Shop For Borrower-Paid"	Amount
42	CL_CST_OTHER_COSTS	8	CALC FOR Non-Seller "I. TOTAL OTHER COSTS (Borrower-Paid)" equals the sum of "E. Taxes and Other Government Fees" + "F. Prepays" + "G. Initial Escrow Payment at Closing" + "H. Other" CALC FOR With Seller "I. TOTAL OTHER COSTS (Borrower-Paid)" equals the sum of "E. Taxes and Other Government Fees Borrower-Paid" + "F. Prepays Borrower-Paid" + "G. Initial Escrow Payment at Closing Borrower-Paid" + "H. Other Borrower-Paid"	Amount
43	CL_CST_LENDER_CRED	8	ENTER THE AMOUNT OF LENDER CREDITS REDUCING THE CLOSING COST AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
44	CASH_TO_CLOSE_TOT	12	CALC FOR Non-seller "Cash to Close": "Loan Amount" - (minus) "J. TOTAL CLOSING COSTS (Borrower-Paid)" + "Closing Costs Paid Before Closing" - (minus) "K. TOTAL PAYOFFS AND PAYMENTS" CALC FOR With Seller "Cash to Close": "K. Due From Borrower at Closing" - (minus) "L. Paid Already by or on Behalf of Borrower at Closing" (This amount should equal "Cash to Close - Final" under "Calculating Cash to Close")	Amount
45A	CASH_TO_CLOSE_FR	1	CHECK THIS BOX IF THE CASH TO CLOSE AMOUNT COMES FROM THE BORROWER	X or Blank
45B	CASH_TO_CLOSE_TO	1	CHECK THIS BOX IF THE CASH TO CLOSE AMOUNT GOES TO THE BORROWER	X or Blank
46A	PER_PTS_PAID	7	ENTER THE PERCENT OF THE LOAN AMOUNT PAID AS POINTS	% or Blank
46B	ORIG_CHRG_02_NAME	55	ENTER THE NAME OF THE 2ND ORIGINATION CHARGE	Text
47	ORIG_CHRG_03_NAME	55	ENTER THE NAME OF THE 3RD ORIGINATION CHARGE	Text
48	ORIG_CHRG_04_NAME	55	ENTER THE NAME OF THE 4TH ORIGINATION CHARGE	Text
49	ORIG_CHRG_05_NAME	55	ENTER THE NAME OF THE 5TH ORIGINATION CHARGE	Text
50	ORIG_CHRG_06_NAME	55	ENTER THE NAME OF THE 6TH ORIGINATION CHARGE	Text
51	ORIG_CHRG_07_NAME	55	ENTER THE NAME OF THE 7TH ORIGINATION CHARGE	Text
52	ORIG_CHRG_08_NAME	55	ENTER THE NAME OF THE 8TH ORIGINATION CHARGE	Text
53	PER_PTS_PAID_AMT	12	ENTER THE DOLLAR AMOUNT OF PERCENTAGE POINTS PAID. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
54	ORIG_CHRG_02_AMT	8	ENTER THE 2ND ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
55	ORIG_CHRG_03_AMT	8	ENTER THE 3RD ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
56	ORIG_CHRG_04_AMT	8	ENTER THE 4TH ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
57	ORIG_CHRG_05_AMT	8	ENTER THE 5TH ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
58	ORIG_CHRG_06_AMT	8	ENTER THE 6TH ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
59	ORIG_CHRG_07_AMT	8	ENTER THE 7TH ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
60	ORIG_CHRG_08_AMT	8	ENTER THE 8TH ORIGINATION CHARGE AMOUNT. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
61	PER_PTS_PAID_BPBC	12	ENTER THE 1ST ORIG CHARGE PAID BY THE BORROWER BEFORE CLOSING ON LINE A.01	Amount
62	ORIG_CHRG_02_BPBC	12	ENTER THE 2ND ORIG CHARGE PAID BY THE BORROWER BEFORE CLOSING ON LINE A.02	Amount
63	ORIG_CHRG_03_BPBC	12	ENTER THE 3RD ORIG CHARGE PAID BY THE BORROWER BEFORE CLOSING ON LINE A.03	Amount
64	ORIG_CHRG_04_BPBC	12	ENTER THE 4TH ORIG CHARGE PAID BY THE BORROWER BEFORE CLOSING ON LINE A.04	Amount
65	ORIG_CHRG_05_BPBC	12	ENTER THE 5TH ORIG CHARGE PAID BY THE BORROWER BEFORE CLOSING ON LINE A.05	Amount
66	ORIG_CHRG_06_BPBC	12	ENTER THE 6TH ORIG CHARGE PAID BY THE BORROWER BEFORE CLOSING ON LINE A.06	Amount
67	ORIG_CHRG_07_BPBC	12	ENTER THE 7TH ORIG CHARGE PAID BY THE BORROWER BEFORE CLOSING ON LINE A.07	Amount
68	ORIG_CHRG_08_BPBC	12	ENTER THE 8TH ORIG CHARGE PAID BY THE BORROWER BEFORE CLOSING ON LINE A.08	Amount
69	PER_PTS_PAID_PBO	12	ENTER THE 1ST ORIG CHARGE PAID BY BY OTHERS ON LINE A.01	Amount

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# Closing Disclosure HE Fixed Rate Field Definitions

112	SVC_DNS_06_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 6TH DID NOT SHOP ON LINE B.06	Amount
113	SVC_DNS_07_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 7TH DID NOT SHOP ON LINE B.07	Amount
114	SVC_DNS_08_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 8TH DID NOT SHOP ON LINE B.08	Amount
115	SVC_DNS_09_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 9TH DID NOT SHOP ON LINE B.09	Amount
116	SVC_DNS_10_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 10TH DID NOT SHOP ON LINE B.10	Amount
117	SVC_CS_01_NAME	45	ENTER THE NAME OF THE 1ST SERVICE THE BORROWER CAN SHOP FOR	Text
118	SVC_CS_02_NAME	45	ENTER THE NAME OF THE 2ND SERVICE THE BORROWER CAN SHOP FOR	Text
119	SVC_CS_03_NAME	45	ENTER THE NAME OF THE 3RD SERVICE THE BORROWER CAN SHOP FOR	Text
120	SVC_CS_04_NAME	45	ENTER THE NAME OF THE 4TH SERVICE THE BORROWER CAN SHOP FOR	Text
121	SVC_CS_05_NAME	45	ENTER THE NAME OF THE 5TH SERVICE THE BORROWER CAN SHOP FOR	Text
122	SVC_CS_06_NAME	45	ENTER THE NAME OF THE 6TH SERVICE THE BORROWER CAN SHOP FOR	Text
123	SVC_CS_07_NAME	45	ENTER THE NAME OF THE 7TH SERVICE THE BORROWER CAN SHOP FOR	Text
124	SVC_CS_08_NAME	45	ENTER THE NAME OF THE 8TH SERVICE THE BORROWER CAN SHOP FOR	Text
125	SVC_CS_01_AMT	8	ENTER THE AMOUNT FOR THE 1ST SERVICE THE BORROWER CAN SHOP FOR. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
126	SVC_CS_02_AMT	8	ENTER THE AMOUNT FOR THE 2ND SERVICE THE BORROWER CAN SHOP FOR. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
127	SVC_CS_03_AMT	8	ENTER THE AMOUNT FOR THE 3RD SERVICE THE BORROWER CAN SHOP FOR. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
128	SVC_CS_04_AMT	8	ENTER THE AMOUNT FOR THE 4TH SERVICE THE BORROWER CAN SHOP FOR. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
129	SVC_CS_05_AMT	8	ENTER THE AMOUNT FOR THE 5TH SERVICE THE BORROWER CAN SHOP FOR. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
130	SVC_CS_06_AMT	8	ENTER THE AMOUNT FOR THE 6TH SERVICE THE BORROWER CAN SHOP FOR. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
131	SVC_CS_07_AMT	8	ENTER THE AMOUNT FOR THE 7TH SERVICE THE BORROWER CAN SHOP FOR. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
132	SVC_CS_08_AMT	8	ENTER THE AMOUNT FOR THE 8TH SERVICE THE BORROWER CAN SHOP FOR. On the Loan Estimate, this amount is rounded to the nearest whole dollar. The full amount, including cents, is disclosed on the Closing Disclosure.	Amount
133	SVC_DS_01_BPBC	12	ENTER THE AMOUNT PAID BY THE BORROWER BEFORE CLOSING FOR 1ST DID SHOP ON LINE C.01	Amount
134	SVC_DS_02_BPBC	12	ENTER THE AMOUNT PAID BY THE BORROWER BEFORE CLOSING FOR SECOND DID SHOP ON LINE C.02	Amount
135	SVC_DS_03_BPBC	12	ENTER THE AMOUNT PAID BY THE BORROWER BEFORE CLOSING FOR 3RD DID SHOP ON LINE C.03	Amount
136	SVC_DS_04_BPBC	12	ENTER THE AMOUNT PAID BY THE BORROWER BEFORE CLOSING FOR 4TH DID SHOP ON LINE C.04	Amount
137	SVC_DS_05_BPBC	12	ENTER THE AMOUNT PAID BY THE BORROWER BEFORE CLOSING FOR 5TH DID SHOP ON LINE C.05	Amount
138	SVC_DS_06_BPBC	12	ENTER THE AMOUNT PAID BY THE BORROWER BEFORE CLOSING FOR 6TH DID SHOP ON LINE C.06	Amount
139	SVC_DS_07_BPBC	12	ENTER THE AMOUNT PAID BY THE BORROWER BEFORE CLOSING FOR 7TH DID SHOP ON LINE C.07	Amount
140	SVC_DS_08_BPBC	12	ENTER THE AMOUNT PAID BY THE BORROWER BEFORE CLOSING FOR 8TH DID SHOP ON LINE C.08	Amount
141	SVC_DS_01_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 1ST DID SHOP ON LINE C.01	Amount
142	SVC_DS_02_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 2ND DID SHOP ON LINE C.02	Amount
143	SVC_DS_03_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 3RD DID SHOP ON LINE C.03	Amount
144	SVC_DS_04_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 4TH DID SHOP ON LINE C.04	Amount
145	SVC_DS_05_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 5TH DID SHOP ON LINE C.05	Amount
146	SVC_DS_06_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 6TH DID SHOP ON LINE C.06	Amount
147	SVC_DS_07_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 7TH DID SHOP ON LINE C.07	Amount
148	SVC_DS_08_PBO	12	ENTER THE AMOUNT PAID BY OTHERS FOR 8TH DID SHOP ON LINE C.08	Amount
149	ORIG_CHG_SUB_BP	12	CALC FOR "A. Origination Charges Borrower-Paid" is the total of all Borrower-Paid At Closing and Borrower-Paid Before Closing fees on lines A.01 thru A.08	Amount
150	SVC_BDNS_SUB_BP	12	CALC FOR "B. Services Borrower Did Not Shop For Borrower-Paid" is the total of all Borrower-Paid At Closing and Borrower-Paid Before Closing fees on lines B.01 thru B.10	Amount
151	SVC_BDS_SUB_BP	12	CALC FOR "C. Services Borrower Did Shop For Borrower-Paid" is the total of all Borrower-Paid At Closing and Borrower-Paid Before Closing fees on lines C.01 thru C.08	Amount



# Closing Disclosure – HE Fixed Rate – Page 3

Payoffs and Payments		Use this table to see a summary of your payoffs and payment to others from your loan amount.
TO		AMOUNT
01 [261]		[276]
02 [262]		[277]
03 [263]		[278]
04 [264]		[279]
05 [265]	No Seller Transaction Tables	[280]
06 [266]		[281]
07 [267]		[282]
08 [268]		[283]
09 [269]		[284]
10 [270]		[285]
11 [271]		[286]
12 [272]		[287]
13 [273]		[288]
14 [274]		[289]
15 [275]		[290]
<b>K. TOTAL PAYOFFS AND PAYMENTS</b>		<b>\$[291]</b>

Calculating Cash to Close					Use this table to see what has changed from your Loan Estimate.
	Loan Estimate	Final	Did this change?		
Loan Amount	\$[293]	\$[25] [303]	[307]		
Total Closing Costs (J)	-\$[294]	-\$[40] [304]	[309]		
Closing Costs Paid Before Closing	\$0	\$[259] [305]	[310]		
Total Payoffs and Payments (K)	-\$[295]	-\$[291] [306]	[311]		
Cash to Close	\$[296]	\$[44]			
	[297]From[298]To [301]From[302]To Borrower Borrower			Closing Costs Financed (Paid from your Loan Amount) [309]	

# Closing Disclosure – HE Fixed Rate – Page 4

## Additional Information About This Loan

### Loan Disclosures

#### Assumption

If you sell or transfer this property to another person, your lender [312] will allow, under certain conditions, this person to assume this loan on the original terms.  
 [313] will not allow assumption of this loan on the original terms.

#### Demand Feature

Your loan [314] has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.  
 [315] does not have a demand feature.

#### Late Payment

[316]

#### Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- [317] 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.
- [318] 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.
- [319] do not have a negative amortization feature.

#### Partial Payments

Your lender

- [320] may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
  - [321] may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
  - [322] 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 [06]  
 [07]

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

[323] 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	\$(324)	Estimated total amount over year 1 for your escrowed property costs: (328) (329) (330)
Non-Escrowed Property Costs over Year 1	\$(325)	Estimated total amount over year 1 for your non-escrowed property costs: (331) (332) You may have other property costs.
Initial Escrow Payment	\$(326)	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$(327)	The amount included in your total monthly payment.

[333] will not have an escrow account because [334] you declined it [335] 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 you loan can have an escrow account.

#### No Escrow

Estimated Property Costs over Year 1	\$(336)	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$(337)	

#### 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.

# Closing Disclosure – HE Fixed Rate – Page 5

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.			§[338]
Finance Charge. The dollar amount the loan will cost you.			§[339]
Amount Financed. The loan amount available after paying your upfront finance charge.			§[340]
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.			[341]%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.			[342]%

**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](http://www.consumerfinance.gov/mortgage-closing)

Other Disclosures			
<b>Appraisal</b>			
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.			
<b>Contract Details</b>			
See your note and security instrument for information about			
<ul style="list-style-type: none"> <li>• what happens if you fail to make your payments,</li> <li>• what is a default on the loan,</li> <li>• situations in which your lender can require early repayment of the loan, and</li> <li>• the rules for making payments before they are due.</li> </ul>			
<b>Liability after Foreclosure</b>			
If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,			
[343]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.			
[344]state law does not protect you from liability for the unpaid balance.			
<b>Loan Acceptance</b>			
You do not have to accept this loan because you have received this form or signed a loan application.			
<b>Refinance</b>			
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.			
<b>Tax Deductions</b>			
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	[13]	[353]	[365]
		[354]	[366]
Address	[14]	[355]	[367]
		[356]	[368]
		[357]	[369]
NMLS ID	[346]	[358]	[370]
[377] License ID	[347]	[359]	[371]
Contact	[348]	[360]	[372]
Contact NMLS ID	[349]	[361]	[373]
Contact	[350]	[362]	[374]
[378] License ID			
Email	[351]	[363]	[375]
Phone	[352]	[364]	[376]

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.	§[338]
Finance Charge. The dollar amount the loan will cost you.	§[339]
Amount Financed. The loan amount available after paying your upfront finance charge.	§[340]
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	[341]%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	[342]%

# Closing Disclosure HE Fixed Rate Field Definitions

331	PRP_CST_AMT_01	35	IF THERE IS AN ESCROW ACCOUNT, ENTER THE NAME OF THE FIRST NON ESCROWED PROPERTY COSTS OVER YEAR 1	Amount
332	PRP_CST_AMT_02	35	IF THERE IS AN ESCROW ACCOUNT, ENTER THE NAME OF THE SECOND NON ESCROWED PROPERTY COSTS OVER YEAR 1	Amount
333	ESCROW_ACCT_N	1	ENTER AN X IF THERE IS NOT AN ESCROW ACCOUNT	X or Blank
334	ESCR_ACCT_DECLINE	1	CHECK THIS BOX IF THE BORROWER DECLINED AN ESCROW ACCOUNT	X or Blank
335	ESCR_ACCT_NOT_OFFR	1	CHECK THIS BOX IF THE LENDER DOES NOT OFFER AN ESCROW ACCOUNT	X or Blank
336	PRP_CST_AMT	9	ENTER THE ESTIMATED AMOUNT OF PROPERTY COSTS NOT ESCROWED OVER YEAR 1	Amount
337	ESCR_WAIVE_FEE	9	ENTER THE AMOUNT OF THE ESCROW WAIVER FEE. IF ANY	Amount
338	TOT_LOAN_PMT5	9	ENTER TOTAL OF ALL SCHEDULED PAYMENTS AND LOAN COSTS	Amount
339	FIN_CHARGE_AMT_5	9	ENTER AMOUNT OF FINANCE CHARGE	Amount
340	AMT_FIN_NET_5	9	ENTER THE NET DOLLAR AMOUNT THAT IS GOING TO BE FINANCED.	Amount
341	APR_CE_HE		Enter Annual Percentage Rate for Loan as required by Section 1026.18(e) of Reg Z. APR is the cost of credit as a yearly rate. ENTER THE TOTAL INTEREST PERCENTAGE (TIP) WHICH IS THE TOTAL AMOUNT OF INTEREST THAT THE BORROWER WILL PAY OVER THE LOAN TERM SHOWN AS A PERCENTAGE OF THE LOAN AMOUNT. If a whole number, truncate at decimal point. If not a whole number, do not round and disclose up to two or three decimal points.	% or Blank
342	TOT_INT_PERCENT	9		Amount
343	LIAB_AFT_FORC_N	1	CHECK THIS BOX IF THE BORROWER MAY BE PROTECTED FROM LIABILITY FOR THE UNPAID LOAN BALANCE	X or Blank
344	LIAB_AFT_FORC_Y	1	CHECK THIS BOX IF THE BORROWER MAY NOT BE PROTECTED FROM LIABILITY FOR THE UNPAID LOAN BALANCE	X or Blank
345				
346	LOAN_ORIG_CO_IDENT	18	ENTER THE CREDIT UNION'S NMLS OR LICENSE ID NUMBER	Numeric
347	LOAN_ORIG_CO_ST_ID		ENTER THE STATE LICENCE ID OF THE LENDER	Text
348	LOAN_ORIG_NAME_5		ENTER THE LOAN ORIGINATOR'S NAME AS CONTACT	Text
349	LOAN_ORIG_IDENT		ENTER THE LOAN OFFICER'S NMLS OR LICENSE ID NUMBER	Numeric
350	LOAN_ORIG_ST_ID		ENTER THE LOAN ORIGINATOR'S LICENCE ID	Numeric
351	CONTACT_EMAIL_5		PROVIDE EMAIL ADDRESS FOR LOAN OFFICER	Text
352	CONTACT_PH_NMBR		ENTER THE LOAN OFFICER'S PHONE NUMBER	Numeric
353	MORT_BROKER_NAME_5		ENTER THE NAME OF THE MORTGAGE BROKER.	Text
354	MORT_BROKER_TITL_5		SECOND LINE FOR NAME OF THE MORTGAGE BROKER	Text
355	MORT_BROKER_ADD1_5		ENTER THE POST OFFICE ADDRESS OF THE MORTGAGE BROKER	Text
356	MORT_BROKER_ADD2_5		ENTER THE CITY, STATE AND ZIP OF THE MORTGAGE BROKER	Text
357	MORT_BROKER_ADD3_5		ADDITIONAL LINE TO ENTER THE ADDRESS OF THE MORTGAGE BROKER	Text
358	MORT_BROKER_LIC		ENTER THE NMLS OR LICENSE NUMBER OF THE MORTGAGE BROKER	Numeric
359	MORT_BRK_ST_ID		ENTER THE STATE LICENSE ID OF THE MORTGAGE BROKER	Text
360	MBROK_EMP1_NAME_5		ENTER THE NAME OF THE MORTGAGE BROKER'S EMPLOYEE CONTACT	Text
361	MORT_BRK_C_NMLSRID		ENTER THE NMLS OR LICENSE NUMBER FOR THE LOAN OFFICER FROM THE MORTGAGE BROKER	Numeric
362	MORT_BRK_C_ST_ID		ENTER THE STATE LICENSE ID OF THE MORTGAGE BROKER CONTACT	Numeric
363	MORT_BRK_C_EMAIL		ENTER THE EMAIL ADDRESS FOR THE LOAN OFFICER FROM THE MORTGAGE BROKER	Text
364	MORT_BRK_C_PH_NMBR		ENTER THE PHONE NUMBER FOR THE LOAN OFFICER FROM THE MORTGAGE BROKER	Numeric
365	STLMT_AG_NAME1		ENTER THE NAME OF THE SETTLEMENT AGENT	Text
366	STLMT_AG_NAME2		SECOND LINE FOR NAME OF THE SETTLEMENT AGENT	Text
367	STLMT_AG_ADD1_5		ENTER THE STREET ADDRESS OF THE SETTLEMENT AGENT	Text
368	STLMT_AG_ADD2_5		ENTER THE CITY, STATE & ZIP ADDRESS OF THE SETTLEMENT AGENT	Text
369	STLMT_AG_ADD3_5		ADDITIONAL LINE FOR ADDRESS OF THE SETTLEMENT AGENT	Text
370	STLMT_AG_NMLSRID		ENTER THE NMLS ID FOR THE SETTLEMENT AGENT	Numeric
371	STLMT_AG_ST_ID		ENTER THE STATE LICENSE ID FOR THE SETTLEMENT AGENT	Numeric
372	STLMT_AG_CONTACT		ENTER THE CONTACT NAME FOR THE SETTLEMENT AGENT	Text
373	STLMT_AG_C_NMLSRID		ENTER THE CONTACT NMLS ID FOR THE SETTLEMENT AGENT	Numeric
374	STLMT_AG_C_ST_ID		ENTER THE CONTACT STATE LICENSE ID FOR THE SETTLEMENT AGENT	Numeric
375	STLMT_AG_C_EMAIL		ENTER THE CONTACT EMAIL ADDRESS FOR THE SETTLEMENT AGENT	Text
376	STLMT_AG_C_PHONE_5		ENTER THE CONTACT PHONE NUMBER OF THE SETTLEMENT AGENT	Numeric
377	LIC_ID_ST	2	ENTER THE STATE ABBREVIATION FOR THE LENDER'S LICENSE ID	Text
378	CONTACT_LIC_ID_ST	2	ENTER THE STATE ABBREVIATION FOR THE LOAN OFFICER'S LICENSE ID	Text





# Questions?



# We're done with Scenario 1!



## Now onto Scenario 2!

# How is Scenario 2 different from Scenario 1?

---

#1

Fixed payment – no balloon

---

No Refinance

---

No Signature

---

#2

Balloon Payment

---

Refinance

---

Signature Section

---

# Fixed Payment vs Balloon Payment (LE and CD)

## Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued [01]		Borrower [10]		Loan Term [16]	
Closing Date [02]		[11]		Purpose Home Equity	
Disbursement Date [03]		[12]		Product Fixed Rate	
Settlement Agent [04]		Lender [13]		Loan Type [18]Conventional[19]FHA	
File # [05]		[14]		[20]VA [21] [22]	
Property [06]		[15]		Loan ID # [23]	
[08] Prop. Value [09]				MIC # [24]	

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$[25]	NO
Interest Rate	[26]%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$[27]	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments	
Payment Calculation	Years 1 - [29]
Principal & Interest	\$[27]
Mortgage Insurance	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ [30]
<b>Estimated Total Monthly Payment</b>	<b>\$[31]</b>

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time. See page 4 for details.</i>	This estimate includes	In escrow?
\$[32] a month	[33]Property Taxes [34]Homeowner's Insurance [35]Other: [36]	[37] [38] [39]
	<i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	

Costs at Closing	
Closing Costs	\$[40] Includes \$[41] in Loan Costs + \$[42] in Other Costs - \$[43] in Lender Credits. See page 2 for details.
Cash to Close	\$[44] Includes Closing Costs. See Calculating Cash to Close on page 2 for details. [45A] From [45B] To Borrower

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CLOSING DISCLOSURE

PAGE 1 OF 5 - LOAN ID # [23]

## Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued [01]		Borrower [10]		Loan Term [16]	
Closing Date [02]		[11]		Purpose Refinance	
Disbursement Date [03]		[12]		Year [17] Balloon Payment, Fixed Rate	
Settlement Agent [04]		Lender [13]		Loan Type [18]Conventional[19]FHA	
File # [05]		[14]		[20]VA [21] [22]	
Property [06]		[15]		Loan ID # [23]	
[08] Prop. Value [09]				MIC # [24]	

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$[25]	NO
Interest Rate	[26]%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$[27]	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		YES • You will have to pay \$[28] at the end of year [17]

Projected Payments		
Payment Calculation	Years 1 - [17]	Final Payment
Principal & Interest	\$[27]	\$[28]
Mortgage Insurance	+ 0	+ -
Estimated Escrow <i>Amount can increase over time</i>	+ [30]	+ -
<b>Estimated Total Monthly Payment</b>	<b>\$[31]</b>	<b>\$[28]</b>

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time. See page 4 for details.</i>	This estimate includes	In escrow?
\$[32] a month	[33]Property Taxes [34]Homeowner's Insurance [35]Other: [36]	[37] [38] [39]
	<i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	

Costs at Closing	
Closing Costs	\$[40] Includes \$[41] in Loan Costs + \$[42] in Other Costs - \$[43] in Lender Credits. See page 2 for details.
Cash to Close	\$[44] Includes Closing Costs. See Calculating Cash to Close on page 2 for details. [45A] From [45B] To Borrower

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CLOSING DISCLOSURE

PAGE 1 OF 5 - LOAN ID # [23]

# Not a Refinance vs Refinance (just LE)

## Additional Information About This Loan

LENDER	[175]	MORTGAGE BROKER	[181]
NMLS/[187] LICENSE ID	[176]	NMLS/[189] LICENSE ID	[182]
LOAN OFFICER	[177]	LOAN OFFICER	[183]
NMLS/[188] LICENSE ID	[178]	NMLS/[190] LICENSE ID	[184]
EMAIL	[179]	EMAIL	[185]
PHONE	[180]	PHONE	[186]

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	<p>[\$191] Total you will have paid in principal, interest, mortgage insurance, and loan costs.</p> <p>[\$192] Principal you will have paid off.</p>	
Annual Percentage Rate (APR)	[193]%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	[194]%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

### Other Considerations

<b>Appraisal</b>	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.
<b>Assumption</b>	If you sell or transfer this property to another person, we [195] will allow, under certain conditions, this person to assume this loan on the original terms. [196] will not allow assumption of this loan on the original terms.
<b>Homeowner's Insurance</b>	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
<b>Late Payment</b>	[197]
<b>Refinance</b>	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.
<b>Loan Acceptance</b>	You do not have to accept this loan because you have received this form or signed a loan application.
<b>Servicing</b>	We intend [198] to service your loan. If so, you will make your payments to us. [199] to transfer servicing of your loan.

RE14\_HL\_Paid\_Rate\_HH\_Signature\_111114.docx  
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LOAN ESTIMATE  
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PAGE 3 OF 3 - LOAN ID #

## Additional Information About This Loan

LENDER	[175]	MORTGAGE BROKER	[181]
NMLS/[187] LICENSE ID	[176]	NMLS/[189] LICENSE ID	[182]
LOAN OFFICER	[177]	LOAN OFFICER	[183]
NMLS/[188] LICENSE ID	[178]	NMLS/[190] LICENSE ID	[184]
EMAIL	[179]	EMAIL	[185]
PHONE	[180]	PHONE	[186]

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	<p>[\$191] Total you will have paid in principal, interest, mortgage insurance, and loan costs.</p> <p>[\$192] Principal you will have paid off.</p>	
Annual Percentage Rate (APR)	[193]%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	[194]%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

### Other Considerations

<b>Appraisal</b>	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.
<b>Assumption</b>	If you sell or transfer this property to another person, we [195] will allow, under certain conditions, this person to assume this loan on the original terms. [196] will not allow assumption of this loan on the original terms.
<b>Homeowner's Insurance</b>	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
<b>Late Payment</b>	[197]
<b>Liability after Foreclosure</b>	Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
<b>Refinance</b>	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.
<b>Servicing</b>	We intend [198] to service your loan. If so, you will make your payments to us. [199] 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.

	[200]		[201]
Applicant Signature	Date	Applicant Signature	Date

LOAN ESTIMATE  
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PAGE 3 OF 3 - LOAN ID #

# No Signature Section vs Signature Section (both)

## 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.	§(338)
Finance Charge. The dollar amount the loan will cost you.	§(339)
Amount Financed. The loan amount available after paying your upfront finance charge.	§(340)
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	[341]%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	[342]%

## 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,  
[343]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.

[344]state law does not protect you from liability for the unpaid balance.

### 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.

### 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.

**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](http://www.consumerfinance.gov/mortgage-closing)

## Contact Information

	Lender	Mortgage Broker	Settlement Agent
Name	[13] [353] [354]	[365] [366]	[365] [366]
Address	[14] [15] [355] [356]	[367] [368]	[367] [368]
NMLS ID	[346] [357]	[369] [370]	[370] [371]
[377] License ID	[347] [358]	[359] [360]	[371] [372]
Contact	[348] [349]	[360] [361]	[372] [373]
Contact NMLS ID	[350] [351]	[362] [363]	[373] [374]
Contact	[350] [351]	[362] [363]	[373] [374]
[378] License ID	[351] [352]	[363] [364]	[375] [376]
Email	[351] [352]	[363] [364]	[375] [376]
Phone	[351] [352]	[363] [364]	[375] [376]

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CLOSING DISCLOSURE

PAGE 5 OF 5 - LOAN ID # [22]

## 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.	§(338)
Finance Charge. The dollar amount the loan will cost you.	§(339)
Amount Financed. The loan amount available after paying your upfront finance charge.	§(340)
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	[341]%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	[342]%

## 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,  
[343]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.

[344]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.

**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](http://www.consumerfinance.gov/mortgage-closing)

## Contact Information

	Lender	Mortgage Broker	Settlement Agent
Name	[13] [353] [354]	[365] [366]	[365] [366]
Address	[14] [15] [355] [356]	[367] [368]	[367] [368]
NMLS ID	[346] [357]	[369] [370]	[370] [371]
[377] License ID	[347] [358]	[359] [360]	[371] [372]
Contact	[348] [349]	[360] [361]	[372] [373]
Contact NMLS ID	[350] [351]	[362] [363]	[373] [374]
Contact	[350] [351]	[362] [363]	[373] [374]
[378] License ID	[351] [352]	[363] [364]	[375] [376]
Email	[351] [352]	[363] [364]	[375] [376]
Phone	[351] [352]	[363] [364]	[375] [376]

## 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.

[379] \_\_\_\_\_ [380] \_\_\_\_\_  
Applicant Signature Date Applicant Signature Date

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CLOSING DISCLOSURE

PAGE 5 OF 5 - LOAN ID # [22]

# Onto Scenario 3!

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# Loan Estimate

## Purchase Fixed Rate

### Page 1

[CU LOGO]

Save this Loan Estimate to compare with your Closing Disclosure.

<b>Loan Estimate</b>		LOAN TERM	[08]
DATE ISSUED	[01]	PURPOSE	Purchase
APPLICANTS	[02]	PRODUCT	Fixed Rate
	[03]	LOAN TYPE	[09]Conventional [10]FHA [11]VA [12] [13]
PROPERTY	[04]	LOAN ID #	[14]
	[05]	RATE LOCK	[15]NO [16]YES, until [17] at [18] <i>Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on [19] at [20]</i>
	[06]		
SALE PRICE	[07]		

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$(21)	NO
Interest Rate	[22]%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$(23)	NO

Does the loan have these features?	
Prepayment Penalty	NO
Balloon Payment	NO

Projected Payments	
Payment Calculation	Years 1 - [24]
Principal & Interest	\$(23)
Mortgage Insurance	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ [25]
<b>Estimated Total Monthly Payment</b>	<b>\$(26)</b>

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	This estimate includes	In escrow?
\$(27) a month	[28]Property Taxes	[32]
	[29]Homeowner's Insurance	[33]
	[30]Other: [31]	[34]
	<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	\$(35) Includes \$(36) in Loan Costs + \$(37) in Other Costs - \$(38) in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$(39) Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

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PAGE 1 OF 3 - LOAN ID # [14]

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# Loan Estimate

## Purchase Fixed Rate

### Page 2



#### Closing Cost Details

Loan Costs		Other Costs	
<b>A. Origination Charges</b> \$[52]		<b>E. Taxes and Other Government Fees</b> \$[121]	
[40] % of Loan Amount (Points)	[53]	Recording Fees and Other Taxes	[122]
[41]	[54]	Transfer Taxes	[123]
[42]	[55]	<b>F. Prepaids</b> \$[131]	
[43]	[56]	Homeowner's Insurance Premium ([124] months)	[132]
[44]	[57]	Mortgage Insurance Premium ([125] months)	[133]
[45]	[58]	Prepaid Interest (\$[126] per day for [127] days @ [122]%)	[134]
[46]	[59]	Property Taxes ([128] months)	[135]
[47]	[60]	[129]	[136]
[48]	[61]	[130]	[137]
[49]	[62]	<b>G. Initial Escrow Payment at Closing</b> \$[148]	
[50]	[63]	Homeowner's Insurance [138] per month for [141] mo.	[149]
[51]	[64]	Mortgage Insurance [139] per month for [142] mo.	[150]
<b>B. Services You Cannot Shop For</b> \$[78]		Property Taxes [140] per month for [143] mo.	[151]
[65]	[79]	[144]	[152]
[66]	[80]	[145]	[153]
[67]	[81]	[146]	[154]
[68]	[82]	[147]	[155]
[69]	[83]	<b>H. Other</b> \$[160]	
[70]	[84]	[156]	[161]
[71]	[85]	[157]	[162]
[72]	[86]	[158]	[163]
[73]	[87]	[159]	[164]
[74]	[88]	<b>I. TOTAL OTHER COSTS (E + F + G + H)</b> \$[37]	
[75]	[89]	<b>J. TOTAL CLOSING COSTS</b> \$[35]	
[76]	[90]	D + I	\$[165]
[77]	[91]	<b>Calculating Cash to Close</b>	
<b>C. Services You Can Shop For</b> \$[106]		Total Closing Costs (J)	\$[35]
[92]	[107]	Closing Costs Financed (Paid from your Loan Amount)	-\$[166]
[93]	[108]	Down Payment/Funds from Borrower	\$[167]
[94]	[109]	Deposit	-\$[168]
[95]	[110]	Funds for Borrower	-\$[169]
[96]	[111]	Seller Credits	-\$[170]
[97]	[112]	Adjustments and Other Credits	-\$[171]
[98]	[113]	<b>Estimated Cash to Close</b>	\$[39]
[99]	[114]		
[100]	[115]		
[101]	[116]		
[102]	[117]		
[103]	[118]		
[104]	[119]		
[105]	[120]		
<b>D. TOTAL LOAN COSTS (A + B + C)</b> \$[36]			

# Loan Estimate

# Purchase Fixed Rate

# Page 3

## Additional Information About This Loan

LENDER	[172]	MORTGAGE BROKER	[178]
NMLS/[195] LICENSE ID	[173]	NMLS/[197] LICENSE ID	[179]
LOAN OFFICER	[174]	LOAN OFFICER	[180]
NMLS/[196] LICENSE ID	[175]	NMLS/[198] LICENSE ID	[181]
EMAIL	[176]	EMAIL	[182]
PHONE	[177]	PHONE	[183]

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$[184]	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$[185]	Principal you will have paid off.
Annual Percentage Rate (APR)	[186]%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	[187]%	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 [188]will allow, under certain conditions, this person to assume this loan on the original terms. [189]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	[190]
Servicing	We intend [191]to service your loan. If so, you will make your payments to us. [192]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.			
[193]	[194]		
Applicant Signature	Date	Applicant Signature	Date

# Closing Disclosure

## Purchase Fixed Rate

### Page 1

## 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	[01]
Closing Date	[02]
Disbursement Date	[03]
Settlement Agent	[04]
File #	[05]
Property	[06]
	[07]
Sale Price	[08]

### Transaction Information

Borrower	[09]
	[10]
	[11]
Seller	[12]
	[13]
	[14]
Lender	[15]
	[16]
	[17]

### Loan Information

Loan Term	[18]
Purpose	Purchase
Product	Fixed Rate
Loan Type	[19]Conventional[20]FHA [21]VA [22] [23]
Loan ID #	[24A]
MIC #	[24B]

### Loan Terms

Can this amount increase after closing?

Loan Amount	\$[25]	NO
Interest Rate	[26]%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$[27]	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

### Projected Payments

Payment Calculation	Years 1 - [29]	
Principal & Interest		\$[27]
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	[30]
<b>Estimated Total Monthly Payment</b>		<b>\$[31]</b>
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time See page 4 for details</i>	\$[32] a month	<b>This estimate includes</b> [33]Property Taxes [34]Homeowner's Insurance [35]Other: [36] <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>
		<b>In escrow?</b> [37] [38] [39]

### Costs at Closing

Closing Costs	\$[40]	Includes \$[41] in Loan Costs + \$[42] in Other Costs - \$[43] in Lender Credits. See page 2 for details.
Cash to Close	\$[44]	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

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# Closing Disclosure

## Purchase Fixed Rate

### Page 2

#### Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>	\$(203)				
01 [45] % of Loan Amount (Points)	[53]	[61]	[69]	[77]	[85]
02 [46]	[54]	[62]	[70]	[78]	[86]
03 [47]	[55]	[63]	[71]	[79]	[87]
04 [48]	[56]	[64]	[72]	[80]	[88]
05 [49]	[57]	[65]	[73]	[81]	[89]
06 [50]	[58]	[66]	[74]	[82]	[90]
07 [51]	[59]	[67]	[75]	[83]	[91]
08 [52]	[60]	[68]	[76]	[84]	[92]
<b>B. Services Borrower Did Not Shop For</b>	\$(204)				
01 [93]	[103]	[113]	[123]	[133]	[143]
02 [94]	[104]	[114]	[124]	[134]	[144]
03 [95]	[105]	[115]	[125]	[135]	[145]
04 [96]	[106]	[116]	[126]	[136]	[146]
05 [97]	[107]	[117]	[127]	[137]	[147]
06 [98]	[108]	[118]	[128]	[138]	[148]
07 [99]	[109]	[119]	[129]	[139]	[149]
08 [100]	[110]	[120]	[130]	[140]	[150]
09 [101]	[111]	[121]	[131]	[141]	[151]
10 [102]	[112]	[122]	[132]	[142]	[152]
<b>C. Services Borrower Did Shop For</b>	\$(205)				
01 [153]	[163]	[169]	[177]	[185]	[193]
02 [154]	[162]	[170]	[178]	[186]	[194]
03 [155]	[163]	[171]	[179]	[187]	[195]
04 [156]	[164]	[172]	[180]	[188]	[196]
05 [157]	[165]	[173]	[181]	[189]	[197]
06 [158]	[166]	[174]	[182]	[190]	[198]
07 [159]	[167]	[175]	[183]	[191]	[199]
08 [160]	[168]	[176]	[184]	[192]	[200]
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	\$(41)				
Other Costs Subtotals (A + B + C)	\$(201)	\$(202)			
<b>E. Taxes and Other Government Fees</b>	\$(357C)				
01 Recording Fees Deed: \$(207) Mortgage: \$(208)	[210]	[212]	[214]	[216]	[218]
02 [209]	[211]	[213]	[215]	[217]	[219]
<b>F. Prepays</b>	\$(357D)				
01 Homeowner's Insurance Premium [(220) mo.] to [(221)	[230]	[235]	[240]	[245]	[250]
02 Mortgage Insurance Premium [(222) mo.] to [(223)	[231]	[236]	[241]	[246]	[251]
03 Prepaid Interest [(224) per day from [(225) to [(226)]	[232]	[237]	[242]	[247]	[252]
04 Property Taxes [(227) mo.] to [(228)	[233]	[238]	[243]	[248]	[253]
05 [229]	[234]	[239]	[244]	[249]	[254]
<b>G. Initial Escrow Payment at Closing</b>	\$(357E)				
01 Homeowner's Insurance \$(255) per month for [258] mo.	[263]	[271]	[279]	[287]	[295]
02 Mortgage Insurance \$(256) per month for [259] mo.	[264]	[272]	[280]	[288]	[296]
03 Property Taxes \$(257) per month for [260] mo.	[265]	[273]	[281]	[289]	[297]
04 [261A]	[266]	[274]	[282]	[290]	[298]
05 [261B]	[267]	[275]	[283]	[291]	[299]
06 [262A]	[268]	[276]	[284]	[292]	[300]
07 [262B]	[269]	[277]	[285]	[293]	[301]
08 Aggregate Adjustment	[270]	[278]	[286]	[294]	[302]
<b>H. Other</b>	\$(357F)				
01 [303]	[311]	[319]	[327]	[335]	[343]
02 [304]	[312]	[320]	[328]	[336]	[344]
03 [305]	[313]	[321]	[329]	[337]	[345]
04 [306]	[314]	[322]	[330]	[338]	[346]
05 [307]	[315]	[323]	[331]	[339]	[347]
06 [308]	[316]	[324]	[332]	[340]	[348]
07 [309]	[317]	[325]	[333]	[341]	[349]
08 [310]	[318]	[326]	[334]	[342]	[350]
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	\$(42)				
Other Costs Subtotals (E + F + G + H)	\$(351)	\$(352)			
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	\$(40)				
Closing Costs Subtotals (D + I)	\$(353)	\$(354)	\$(355)	\$(356)	\$(357A)
Lender Credits [357B]	[43]				

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# Closing Disclosure

## Purchase Fixed Rate

### Page 3

#### Calculating Cash to Close

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

	Loan Estimate	Final	Did this change?	
Total Closing Costs (J)	\$(358)	\$(40)	(371)	(379)
Closing Costs Paid Before Closing	50	\$(354)	(372)	(381)
Closing Costs Financed (Paid from your Loan Amount)	\$(359)	\$(365)	(373)	(382)
Down Payment/Funds from Borrower	\$(360)	\$(366)	(374)	(383)
Deposit	\$(361)	\$(367)	(375)	(384)
Funds for Borrower	\$(3618)	\$(3678)	(376)	(385)
Seller Credits	\$(362)	\$(368)	(377)	(386)
Adjustments and Other Credits	\$(363)	\$(369)	(378)	(387)
<b>Cash to Close</b>	<b>\$(364)</b>	<b>\$(370)</b>		

#### Summaries of Transactions

Use this table to see a summary of the transactions.

BORROWER'S TRANSACTION				SELLER'S TRANSACTION			
<b>K. Due From Borrower at Closing</b> \$(448)				<b>M. Due to Seller at Closing</b> \$(483)			
01 Sale Price of Property			[08]	01 Sale Price of Property			[08]
02 Sale Price of Any Personal Property Included in Sale			[388]	02 Sale Price of Any Personal Property Included in Sale			[388]
03 Closing Costs Paid at Closing (J)			[353]	03 [452]			[459]
04 [390]			[391]	04 [453]			[460]
<b>Adjustments</b>				<b>Adjustments</b>			
05 [392]			[395]	05 [454]			[461]
06 [393]			[396]	06 [455]			[462]
07 [394]			[397]	07 [456]			[463]
<b>Adjustments for Items Paid by Seller in Advance</b>				<b>Adjustments for Items Paid by Seller in Advance</b>			
08 City/Town Taxes [398] to [401]			[409]	08 City/Town Taxes [398] to [401]			[409]
09 County Taxes [399] to [402]			[410]	09 County Taxes [399] to [402]			[410]
10 Assessments [400] to [403]			[411]	10 Assessments [400] to [403]			[411]
11 [404]			[412]	11 [404]			[412]
12 [405]			[413]	12 [405]			[413]
13 [406]			[414]	13 [406]			[414]
14 [407]			[415]	14 [407]			[415]
15 [408]			[416]	15 [408]			[416]
<b>L. Paid Already by or on Behalf of Borrower at Closing</b> \$(449)				<b>N. Due from Seller at Closing</b> \$(484)			
01 Deposit			[367]	01 Excess Deposit			[472]
02 Loan Amount			[25]	02 Closing Costs Paid at Closing (J)			[355]
03 Existing Loan(s) Assumed or Taken Subject to			[418]	03 Existing Loan(s) Assumed or Taken Subject to			[473]
04 [417]			[419]	04 Payoff of First Mortgage Loan			[474]
05 Seller Credit			[368]	05 Payoff of Second Mortgage Loan			[475]
<b>Other Credits</b>				<b>Other Credits</b>			
06 [421]			[422]	06 [465]			[476]
07 [423]			[424]	07 [466]			[477]
<b>Adjustments</b>				<b>Adjustments</b>			
08 [425]			[429]	08 Seller Credit			[368]
09 [426]			[430]	09 [467]			[478]
10 [427]			[431]	10 [468]			[479]
11 [428]			[432]	11 [469]			[480]
<b>Adjustments for Items Unpaid by Seller</b>				<b>Adjustments for Items Unpaid by Seller</b>			
12 City/Town Taxes [433] to [436]			[442]	12 City/Town Taxes [433] to [436]			[442]
13 County Taxes [434] to [437]			[443]	13 County Taxes [434] to [437]			[443]
14 Assessments [435] to [438]			[444]	14 Assessments [435] to [438]			[444]
15 [439]			[445]	15 [439]			[445]
16 [440]			[446]	16 [440]			[446]
17 [441]			[447]	17 [441]			[447]
<b>CALCULATION</b>				<b>CALCULATION</b>			
Total Due from Borrower at Closing (K)			\$(448)	Total Due to Seller at Closing (M)			\$(483)
Total Paid Already by or on Behalf of Borrower at Closing (L)			\$(449)	Total Due from Seller at Closing (N)			\$(484)
<b>Cash to Close [450] From [451] To Borrower</b>			<b>\$(44)</b>	<b>Cash [485] From [486] To Seller</b>			<b>\$(487)</b>

NCDL\_Purchase\_Fixed\_Rate\_Signature\_111114.docx

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# Closing Disclosure

# Purchase Fixed Rate

# Page 4

## Additional Information About This Loan

### Loan Disclosures

#### Assumption

If you sell or transfer this property to another person, your lender [488] will allow, under certain conditions, this person to assume this loan on the original terms.  
[489] will not allow assumption of this loan on the original terms.

#### Demand Feature

Your loan [490] has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.  
[491] does not have a demand feature.

#### Late Payment

[492]

#### 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.  
[ x ] do not have a negative amortization feature.

#### Partial Payments

Your lender [493] may accept payments that are less than the full amount due (partial payments) and apply them to your loan.  
[494] may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.  
[495] 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 [06]  
[07]

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 [496] 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	\$(497)	Estimated total amount over year 1 for your escrowed property costs: [501] [502] [503]
Non-Escrowed Property Costs over Year 1	\$(498)	Estimated total amount over year 1 for your non-escrowed property costs: [504] [505] You may have other property costs.
Initial Escrow Payment	\$(499)	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$(500)	The amount included in your total monthly payment.

[506] will not have an escrow account because [507] you declined it [508] 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 you can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1	\$(509)	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$(510)	

#### 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.

# Closing Disclosure

## Purchase Fixed Rate

### Page 5

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.	[511]
Finance Charge. The dollar amount the loan will cost you.	[512]
Amount Financed. The loan amount available after paying your upfront finance charge.	[513]
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	[514]%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	[515]%

**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](http://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, [516]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.  
[517]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	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent	
Name	[15]	[525]	[537]	[549]	[561]	
Address	[16]	[526]	[538]	[550]	[562]	
	[17]	[527]	[539]	[551]	[563]	
		[528]	[540]	[552]	[564]	
		[529]	[541]	[553]	[565]	
NMLS ID	[518]	[530]	[542]	[554]	[566]	
[573] License ID	[519]	[531]	[543]	[555]	[567]	
Contact	[520]	[532]	[544]	[556]	[568]	
Contact NMLS ID	[521]	[533]	[545]	[557]	[569]	
Contact [574] License ID	[522]	[534]	[546]	[558]	[570]	
Email	[523]	[535]	[547]	[559]	[571]	
Phone	[524]	[536]	[548]	[560]	[572]	

**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

[575] \_\_\_\_\_ [576] \_\_\_\_\_  
Applicant Signature Date Applicant Signature Date

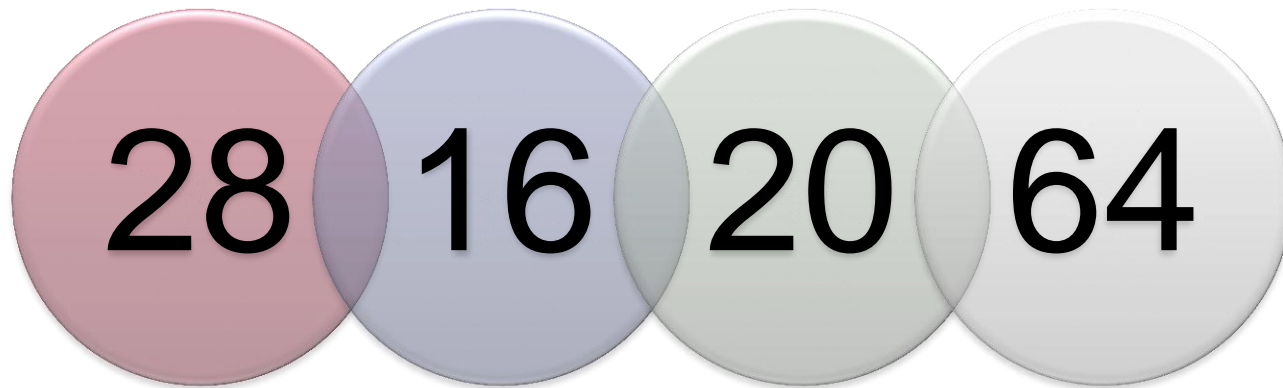
# Questions?





# All in the Numbers!

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# 28 Loan Estimate Templates as of February 1, 2015

- **Fixed Rate = 12**

- HE with signature
- HE no signature
- HE Balloon w/ sign
- HE Balloon no sign
  
- Refinance with signature
- Refinance no signature
- Refinance Balloon w/ sign
- Refinance Balloon no sign
  
- Purchase w/ sign (no PMI)
- Purchase no sign (no PMI)
- Purchase w/ sign with PMI
- Purchase no sign with PMI

- **Adjustable Rate = 16**

- HE **1/1** ARM with signature
- HE **1/1** ARM no signature
- Refinance **1/1** ARM with signature
- Refinance **1/1** ARM no signature
- HE **3/1** ARM with signature
- HE **3/1** ARM no signature
- Refinance **3/1** ARM with signature
- Refinance **3/1** ARM no signature
- HE **5/1** ARM with signature
- HE **5/1** ARM no signature
- Refinance **5/1** ARM with signature
- Refinance **5/1** ARM no signature
- HE **7/1** ARM with signature
- HE **7/1** ARM no signature
- Refinance **7/1** ARM with signature
- Refinance **7/1** ARM no signature

# 16 Closing Disclosure Templates as of 02.01.2015

- **Fixed Rate = 8**

- HE with signature
- HE no signature
- HE Balloon w/ sign
- HE Balloon no sign
  
- Purchase w/ sign (no PMI)
- Purchase no sign (no PMI)
- Purchase w/ sign with PMI
- Purchase no sign with PMI

- **Adjustable Rate = 8**

- HE **1/1** ARM with signature
- HE **1/1** ARM no signature
  
- HE **3/1** ARM with signature
- HE **3/1** ARM no signature
  
- HE **5/1** ARM with signature
- HE **5/1** ARM no signature
  
- HE **7/1** ARM with signature
- HE **7/1** ARM no signature

# Phase 2 - 20 Additional Templates

- **Loan Estimate Fixed = 2**

- Purchase Balloon w/ sign
- Purchase Balloon no sign

- **Loan Estimate ARM = 8**

- Purchase **1/1** ARM w/ sign
- Purchase **1/1** ARM no sign
- Purchase **3/1** ARM w/ sign
- Purchase **3/1** ARM no sign
- Purchase **5/1** ARM w/ sign
- Purchase **5/1** ARM no sign
- Purchase **7/1** ARM w/ sign
- Purchase **7/1** ARM no sign

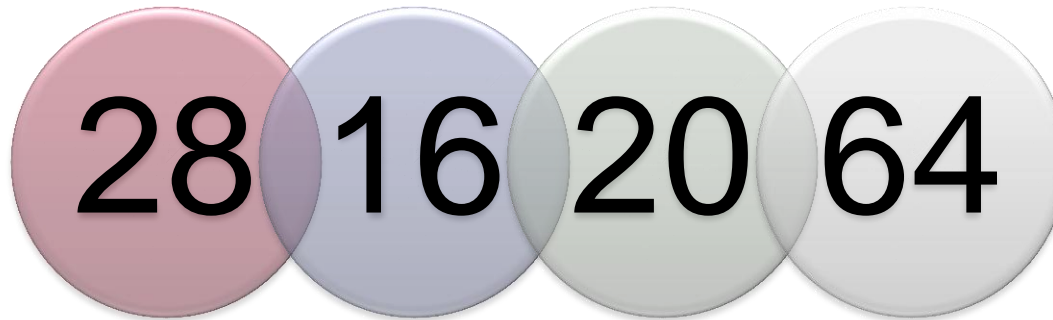
- **Closing Disc Fixed = 2**

- Purchase Balloon w/ sign
- Purchase Balloon no sign

- **Closing Disc ARM = 8**

- Purchase **1/1** ARM w/ sign
- Purchase **1/1** ARM no sign
- Purchase **3/1** ARM w/ sign
- Purchase **3/1** ARM no sign
- Purchase **5/1** ARM w/ sign
- Purchase **5/1** ARM no sign
- Purchase **7/1** ARM w/ sign
- Purchase **7/1** ARM no sign

# All in the Numbers!



- 28 Loan Estimate Templates – 02.01.2015
- 16 Closing Disclosure Templates – 02.01.2015
- 20 Additional Templates in phase 2
- 64 Possible Templates

# Adjustable Rate Mortgage Solutions

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**1/1 ARM** with a 5 year minimum loan term



**3/1 ARM** with a 7 year minimum loan term



**5/1 ARM** with a 9 year minimum loan term



**7/1 ARM** with an 11 year minimum loan term



# Adjustable Rate Mortgage Solutions

- Rate changes on an annual basis -1, 3, 5 or 7 years from the date of first payment
- After first change, the rate changes each year.
- Only monthly payments
- Initial rate change cap of 1% or 2%
- Subsequent change caps of either 1% or 2%
- Lifetime cap of either 5% or 6%
- Difference between floor & ceiling rates must be at least 8%

# Adjustable Rate Loan Terms Disclosure



## 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 [01]  
 Closing Date [02]  
 Disbursement Date [03]  
 Settlement Agent [04]  
 File # [05]  
 Property [06]  
 [07]  
**Sale Price** [08]

### Transaction Information

Borrower [09]  
 [10]  
 [11]  
 Seller [12]  
 [13]  
 [14]  
 Lender [15]  
 [16]  
 [17]

### Loan Information

Loan Term [18]  
**Purpose** Purchase  
**Product** 5/1 Adjustable Rate  
 Loan Type  Conventional  FHA  
 VA  [23]  
 Loan ID # [737]  
 MIC # [24]

### Loan Terms

Can this amount increase after closing?

Loan Amount

[\$25]

NO

Interest Rate

[26]%

YES

- Adjusts every year starting in year 6
- Can go as high as [29]% in year [30]
- See AIR Table on page 2 for details

Monthly Principal & Interest

[\$31]

YES

- Adjusts every year starting in year 6
- Can go as high as \$[33] in year [34]

See Projected Payments below for your  
 Estimated Total Monthly Payment

Prepayment Penalty

Does the loan have these features?

NO

Balloon Payment

NO



# Adjustable Rate Projected Payment Disclosure

Projected Payments				
Payment Calculation	Years 1 - 5	Year 6	Year 7	Years 8 - [27]
Principal & Interest	\$[43]	\$[44] min \$[48] max	\$[45] min \$[49] max	\$[46] min \$[50] max
Mortgage Insurance	+ 0	+ 0	+ 0	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ [55]	+ [55]	+ [55]	+ [55]
<b>Estimated Total Monthly Payment</b>	<b>\$[59]</b>	<b>\$[60]-\$[71]</b>	<b>\$[61]-\$[72]</b>	<b>\$[62]-\$[73]</b>
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$[63] a month	This estimate includes <input type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: [67]		In escrow? [68] [69] [70]
<i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>				

# Adjustable Interest Rate (AIR) Table

I

**Closing Cost Details**

Loan Costs	Other Costs
<b>A. Origination Charges</b> % of Loan Amount (Points)	<b>E. Taxes and Other Government Fees</b> Recording Fees and Other Taxes Transfer Taxes
	<b>F. Prepays</b> Homeowner's Insurance Premium ( months) Mortgage Insurance Premium ( months) Prepaid Interest ( per day for days @ ) Property Taxes ( months)
	<b>G. Initial Escrow Payment at Closing</b> Homeowner's Insurance per month for mo. Mortgage Insurance per month for mo. Property Taxes per month for mo.
<b>B. Services You Cannot Shop For</b>	<b>H. Other</b>
	<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>
<b>C. Services You Can Shop For</b>	<b>J. TOTAL CLOSING COSTS</b> D + I Lender Credits
	<b>Calculating Cash to Close</b> Total Closing Costs (J) Closing Costs Financed (Paid from your Loan Amount) Down Payment/Funds from Borrower Deposit Funds for Borrower Seller Credits Adjustments and Other Credits Estimated Cash to Close
<b>D. TOTAL LOAN COSTS (A + B + C)</b>	

**Adjustable Interest Rate (AIR) Table**

Index + Margin \_\_\_\_\_

Initial Interest Rate \_\_\_\_\_

Minimum/Maximum Interest Rate \_\_\_\_\_

**Change Frequency**

First Change \_\_\_\_\_

Subsequent Changes \_\_\_\_\_

**Limits on Interest Rate Changes**

First Change \_\_\_\_\_

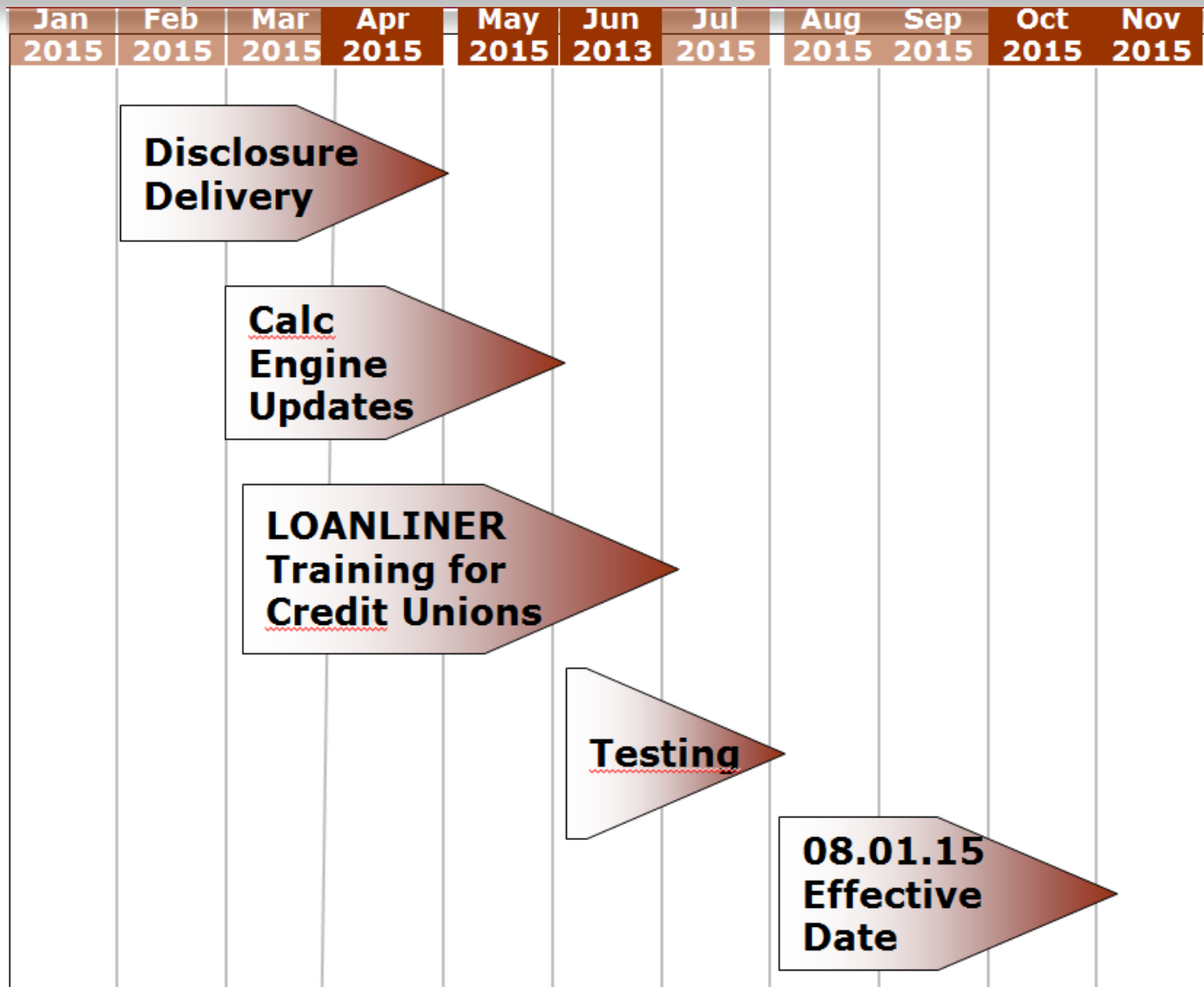
Subsequent Changes \_\_\_\_\_

LOAN ESTIMATE

PAGE 2 OF 3 - LOAN ID #

Adjustable Interest Rate (AIR) Table	
Index + Margin	Prime Rate + [634]%
Initial Interest Rate	[635]%
Minimum/Maximum Interest Rate	[26]%/[637]%
<b>Change Frequency</b>	
First Change	Beginning of 61st month
Subsequent Changes	Every 12th month after first change
<b>Limits on Interest Rate Changes</b>	
First Change	2%
Subsequent Changes	1%

# TILA / RESPA Timeline





**CUNA MUTUAL GROUP**

INSURANCE • SERVICES • ASSET MANAGEMENT

**Common Purpose. Uncommon Commitment.**