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
3/12/2026
Closing Date
3/15/2026
Disbursement Date
3/15/2026
Settlement Agent
Epsilon Title Co.
File #
12-3456
Property
123 Anywhere Street
Anytown, ST 12345
Sale Price
$180,000

TRANSACTION INFORMATION

Borrower
Michael Jones and Mary Stone
456 Somewhere Avenue
Anytown, ST 12345
Seller
Steve Cole and Amy Doe
321 Somewhere Drive
Anytown, ST 12345
Lender
Ficus Bank

LOAN INFORMATION

Loan Term
30 years
Purpose
Purchase
Product
Fixed Rate
Loan Type
[X] Conventional [ ] FHA
[ ] VA [ ] _____
Loan ID #
123456789
MIC #
000654321

Loan Terms

Loan Amount	**$162,000** Can this amount increase after closing?	**NO**
Interest Rate	**3.875%** Can this amount increase after closing?	**NO**
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	**$761.78** Can this amount increase after closing?	**NO**
Prepayment Penalty	**$3,240** as high as	DOES NOT HAVE
Balloon Payment		DOES NOT HAVE

Projected Payments

Payment Calculation	**Years 1-30**
Principal & Interest	**$761.78**
Mortgage Insurance	+ 82
Estimated Escrow Amount can increase over time	+ 206
Estimated Total Monthly Payment	**$1,050.78**
Estimated Taxes, Insurance & Assessments	**$356.13** a month

This estimate includes [X] Property Taxes [X] Homeowner's Insurance [ ] Other: ___ (see escrow account on page 4)

Costs at Closing

Closing Costs **$9,712.10**

Includes $5,672.00 in Loan Costs + $4,040.10 in Other Costs – $0 in Lender Credits. See page 2 for details.

Cash to Close **$14,147.26**

Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

Closing Cost Details

	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
A. Origination Charges	**$1,802.00**				
01 0.25% of Loan Amount (Points)	$405.00				
02 Application Fee	$300.00				
03 Underwriting Fee	$1,097.00				
B. Services Borrower Did Not Shop For	**$236.00**				
01 Appraisal Fee					$405.00
02 Credit Report Fee	$29.80				
03 Flood Determination Fee	$20.00				
04 Flood Monitoring Fee	$31.75				
05 Tax Monitoring Fee	$75.00				
06 Tax Status Research Fee	$80.00				
C. Services Borrower Did Shop For	**$3,633.00**				
01 Pest Inspection Fee	$135.00				
02 Survey Fee	$65.00				
03 Title – Insurance Binder	$700.00				
04 Title – Lender's Title Policy	$535.00				
05 Title – Settlement Agent Fee	$502.00				
06 Title – Title Search	$1,596.00				
D. TOTAL LOAN COSTS (Borrower-Paid)	**$5,672.00**				
Loan Costs Subtotals (A + B + C)					
E. Taxes and Other Government Fees	**$85.00**				
01 Recording Fees Deed: $40.00 Mortgage: $45.00	$85.00				
02 Transfer Taxes					$1,800.00
F. Prepaids	**$2,120.80**				
01 Homeowner's Insurance Premium (6 mo.)	$1,209.96				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest ($17.44 per day for 17 days)	$296.44				
04 Property Taxes (6 mo.)	$631.80				
G. Initial Escrow Payment at Closing	**$412.25**				
01 Homeowner's Insurance $100.83 per mo. for 2 mo.	$201.66				
02 Mortgage Insurance per mo. for mo.					
03 Property Taxes $105.30 per mo. for 2 mo.	$210.59				
H. Other	**$1,422.05**				
01 Title – Owner's Title Policy (optional)	$1,422.05				
I. TOTAL OTHER COSTS (Borrower-Paid)	**$4,040.10**				
Other Costs Subtotals (E + F + G + H)					
J. TOTAL CLOSING COSTS (Borrower-Paid)	**$9,712.10**				
Closing Costs Subtotals (D + I)	$9,712.10				
Lender Credits	$0.00				

Calculating Cash to Close

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	$8,054.00	$9,712.10	YES – See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	$0	-$29.80	YES – You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	$0	$0	NO
Down Payment/Funds from Borrower	$18,000.00	$18,000.00	NO
Deposit	-$10,000.00	-$10,000.00	NO
Funds for Borrower	$0	$0	NO
Seller Credits	$0	-$2,500.00	YES – See Seller Credits in Section L
Adjustments and Other Credits	$0	-$1,035.04	YES – See Details in Sections K and L
Cash to Close	**$16,054.00**	**$14,147.26**	

Summaries of Transactions

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	**$185,712.10**
01 Sale Price of Property	$180,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	$9,682.30
04	
Adjustments	
City/Town Taxes	
County Taxes	
Assessments	
L. Paid Already by or on Behalf of Borrower at Closing	**$175,564.84**
01 Deposit	$10,000.00
02 Loan Amount	$162,000.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Seller Credit	$2,500.00
05	
06 Adjustments and Other Credits	$1,064.84
Adjustments for Items Unpaid by Seller	
07 City/Town Taxes 1/1/26 to 3/15/26	$644.13
08 County Taxes	
09 Assessments	

CALCULATION

Total Due from Borrower at Closing (K)	$185,712.10
Total Paid Already by/for Borrower at Closing (L)	-$175,564.84
Cash to Close	**[X] From [ ] To Borrower $10,147.26**

Additional Information About This Loan

Loan Disclosures

Assumption	If you sell or transfer this property to another person, your lender [ ] will allow, under certain conditions, this person to assume this loan on the original terms. [X] will not allow assumption of this loan on the original terms.
Demand Feature	Your loan [ ] has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. [X] does not have a demand feature.
Late Payment	If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.
Negative Amortization	Under your loan terms, you [X] are not permitted to make payments that do not cover the full amount of interest due each period, which would cause your loan amount to increase (negative amortization).
Partial Payments	Your lender [ ] may accept payments that are less than the full amount due (partial payments) and apply them to your loan. [X] may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
Security Interest	You are granting a security interest in 123 Anywhere Street, Anytown, ST 12345.
Escrow Account	For now, your loan [X] will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. [ ] will not have an escrow account.

Escrow Account

For now, your loan will have an escrow account. As part of your monthly payment, your lender will collect and keep funds to pay some or all of these expenses.

Escrowed Property Costs over Year 1 Estimated total amount over year 1 for your escrowed property costs:	**$2,527.08**
Non-Escrowed Property Costs over Year 1 Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues	**$305.00**
Initial Escrow Payment	**$412.25**
Monthly Escrow Payment	**$210.59**

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.	**$285,803.36**
Finance Charge. The dollar amount the loan will cost you.	**$118,830.27**
Amount Financed. The loan amount available after paying your upfront finance charge.	**$156,569.85**
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	**4.174%**
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	**69.45%**

Other Disclosures

Appraisal	If the property was appraised for your loan, your lender is required to give you a copy at no additional cost to you.
Contract Details	You may obtain your completed loan contract, if you want a copy, at your lender's discretion.
Liability after Foreclosure	If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan, state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
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.

Contact Information

Lender
Ficus Bank
NMLS ID 222222
Loan Officer Joe Smith
NMLS/License ID 12345
Email joesmith@ficusbank.com
Phone 123-456-7890

Settlement Agent
Epsilon Title Co.
License ID 4321
Contact Sarah Arnold
Contact NMLS/License ID 67890
Email sarah@epsilontitle.com
Phone 123-456-7891

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.

Borrower Signature
Date

Seller Signature
Date