



Are you ready for
The Integrated Disclosures?

COUNTDOWN TO

T R I D

TILA-RESPA
INTEGRATED DISCLOSURES



BERKSHIRE
HATHAWAY
HomeServices

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The CLOSING 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 4/15/2013
 Closing Date 4/15/2013
 Disbursement Date 4/15/2013
 Settlement Agent Epsilon Title Co.
 File # 12-3456
 Property 456 Somewhere Ave
 Anytown, ST 12345
 Sale Price \$180,000

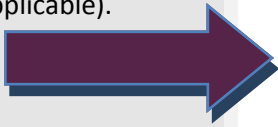
Transaction Information

Borrower Michael Jones and Mary Stone
 123 Anywhere Street
 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 Conventional FHA
 VA
 Loan ID # 123456789
 MIC # 000654321

Loan Terms: The consumer friendly terms of the loan are found front & center along with information on prepayment penalties (if applicable).



Loan Terms	Can this amount increase after closing?
Loan Amount	\$162,000 NO
Interest Rate	3.875% NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78 NO
Does the loan have these features?	
Prepayment Penalty	YES • As high as \$3,240 if you pay off the loan during the first 2 years
Balloon Payment	NO

Projected Payments: This section breaks down specific changes that may occur in monthly payments throughout the loan term.



Projected Payments	Years 1-7	Years 8-30
Payment Calculation		
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82.35	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206.13	+ 206.13
Estimated Total Monthly Payment	\$1,050.26	\$967.91

Costs at Closing: All closing costs and cash needed at settlement are listed in this last section on Page 1.



Costs at Closing	Estimated Taxes, Insurance & Assessments	This estimate includes	In escrow?
Closing Costs	\$356.13 a month	<input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues	YES YES NO
Cash to Close	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs – \$0 in Lender Credits. See page 2 for details.	
	\$14,147.26	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.	