

Closing Disclosure

INSTRUCTIONS: First, fill out home sale details in yellow shaded cells.
 Second, analyze closing costs on page 2 of the closing disclosure (yellow shaded cells plus additional expected items).
 Third, determine remaining mortgage balance(s) and fill out on page 3.
 Last, verify projected cash amount expected to be received based on the projected sale.

Various Inputs (on varying parts of the actual closing disclosure form)

Home Purchase Price	\$200,000
Closing Date	8/15/2016
Property Taxes-Summer Amount	\$2,000
Property Taxes-Summer Due Date	7/1/2017
Property Taxes-Winter Amount	\$800
Property Taxes-Winter Due Date	12/1/2016
HOA Dues Per Year	\$1,200

Loan Terms		Can this amount increase after closing?
Loan Amount		[yes or no]
Interest Rate		[yes or no]
Monthly Principal & Interest		[yes or no]
		Does the loan have these features?
Prepayment Penalty		[yes or no]
Balloon Payment		[yes or no]

Projected Payments		
Payment Calculation	Years 1-X (PMI)	Years X-Y (no PMI)
Principal & Interest		
Mortgage Insurance (PMI)		
Estimated Escrow		
Estimated Total Monthly Payment		

Estimated Taxes, Insurance & Assessments

Total Monthly Payment with HOA dues

Costs at Closing	
Closing Costs	
Cash to Close	

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$0.00				
01 % of Loan Amount (Points)					
02 Application Fee					
03 Underwriting Fee					
04 [description]					
05 [description]					
06 [description]					
07 [description]					
08 [description]					
B. Services Borrower Did Not Shop For	\$0.00				
01 Appraisal Fee to [name]					
02 Credit Report Fee to [name]					
03 Flood Determination Fee to [name]					
04 Flood Monitoring Fee to [name]					
05 Tax Monitoring Fee to [name]					
06 Tax Status Research Fee to [name]					
07 [description] to [name]					
08 [description] to [name]					
09 [description] to [name]					
10 [description] to [name]					
C. Services Borrower Did Shop For	\$0.00				
01 Pest Inspection Fee to [name]					
02 Survey Fee to [name]					
03 Title-Insurance Binder to [name]					
04 Title-Lender's Title Insurance to [name]					
05 Title-Settlement Agent Fee to [name]					
06 Title-Title Search to [name]					
07 [description] to [name]					
08 [description] to [name]					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$0.00				
Loan Costs Subtotal (A + B + C)	\$0.00	\$0.00			

Other Costs					
E. Taxes and Other Government Fees	\$0.00				
01 Recording Fees to [name]			\$0.00		
02 Transfer Tax to [state name]			\$1,300.00		
F. Prepaids	\$0.00				
01 Homeowner's Insurance Premium					
02 Mortgage Insurance Premium to [state name]					
03 Prepaid Interest days					
04 Property Taxes months					
05 [description] months					
G. Initial Escrow Payment at Closing	\$0.00				
01 Homeowner's Insurance 3 months					
02 Mortgage Insurance					
03 Property Taxes (Summer) months					
04 Property Taxes (Winter) months					
05 [description]					
06 [description]					
07 [description]					
08 Aggregate Adjustment					
H. Other	\$0.00				
01 HOA Capital Contribution					
02 HOA Processing Fee					
03 Home Inspection Fee					
04 Home Warranty Fee			\$450.00		
05 Real Estate Commission			\$6,000.00		
06 Real Estate Commission			\$6,000.00		
07 Title-Owner's Title Insurance			\$1,000.00		
08 [description]					
I. TOTAL OTHER COSTS (Borrower-Paid)	\$0.00				
Other Costs Subtotals (E + F + G + H)	\$0.00	\$0.00			

J. TOTAL CLOSING COSTS (Borrower-Paid)	\$0.00				
Closing Costs Subtotals (D + I)	\$0.00	\$0.00	\$14,750.00	\$0.00	\$0.00
Lender Credits					

Calculating Cash to Close

	Loan Estimate	Final
Total Closing Costs (J)		
Closing Costs Paid Before Closing		
Closing Costs Financed (Paid from your Loan Amount)		
Down Payment/Funds from Borrower		
Deposit		
Funds for Borrower		
Seller Credits		
Adjustments and Other Credits		
Cash to Close		

Summaries of Transactions

BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due Due from Borrower at Closing	\$0.00	M. Due at Seller at Closing	\$201,990.14
01 Sale Price of Property		01 Sale Price of Property	\$200,000.00
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)		03 [description]	
04 [description]		04 [description]	
Adjustments		05 [description]	
05 [description]		06 [description]	
06 [description]		07 [description]	
07 [description]		08 [description]	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes (Winter)		09 City/Town Taxes (Winter)	\$236.71
09 County Taxes (Summer)		10 County Taxes (Summer)	\$1,753.42
10 Assessments		11 Assessments	
11 HOA Dues		12 HOA Dues	\$0.00
12 [description]		13 [description]	
13 [description]		14 [description]	
14 [description]		15 [description]	
15 [description]		16 [description]	
L. Paid Already by or on Behalf of Borrower at Closing	\$0.00	N. Due from Seller at Closing	\$114,750.00
01 Deposit		01 Excess Deposit	
02 Loan Amount		02 Closing Costs Paid at Closing (J)	\$14,750.00
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject To	
04 [description]		04 Payoff of First Mortgage Loan	\$100,000.00
05 Seller Credit		05 Payoff of Second Mortgage Loan	
Other Credits		06 [description]	
06 Rebate from [name]		07 [description]	
07 [description]		08 Seller Credit	\$0.00
Adjustments		09 [description]	
08 [description]		10 [description]	
09 [description]		11 [description]	
10 [description]		12 [description]	
11 [description]		13 [description]	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
12 City/Town Taxes		14 City/Town Taxes	
13 County Taxes		15 County Taxes	
14 Assessments		16 Assessments	
15 [description]		17 [description]	
16 [description]		18 [description]	
17 [description]		19 [description]	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$0.00	Total Due to Seller at Closing (M)	\$201,990.14
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$0.00	Total Due from Seller at Closing (N)	(\$114,750.00)
Cash to Close From (To) Borrower	\$0.00	Cash (From) To Seller	\$87,240.14