

**WD/WS/TPO Loans:** Disclose the lender's name, address and loan ID, if known at the time of disclosing. Otherwise, leave blank.

**TF/C/CDE Loans:** client's name, address, and loan ID are listed.

**Loan Term:** whole years. **Purpose:** Purchase, Refinance, or Construction-Perm. **Product:** Fixed or ARM. **Loan Type:** Conventional, FHA, VA, or USDA. **Rate Lock:** NO/YES. If yes, show the lock expiration date including the time zone. Provide the closing costs expiration date (at least 10 business days) including the time zone. AFR will use Eastern time zone.

Provide date issued to borrower, all borrowers' names, and addresses on loan application, property address, and sales price.

On refinances, the estimated property value is disclosed instead of the Sale Price.

Breakdown of P&I, MI, include total monthly amounts of estimated taxes, assessments, HOA fees, ground rent, or leasehold payments and any other insurance required. There are specific requirements related to rounding and exact figure input. This table allows for up to 4 columns to illustrate payment changes. Must show minimum and maximum payments, if PMI automatically drops, must illustrate as well.

Must answer Yes or No if any items are included in escrow.

## Loan Estimate

DATE ISSUED  
APPLICANTS

PROPERTY  
SALE PRICE

Save this Loan Estimate to compare with your Closing Disclosure.

LOAN TERM

PURPOSE

PRODUCT

LOAN TYPE

LOAN ID#

RATE LOCK

☐ Conventional ☐ FHA ☐ VA ☐

☐ NO ☐ YES, until

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimates and closing costs expire on

### Loan Terms

Can this amount increase after closing?

Loan Amount

Interest Rate

Monthly Principal & Interest

See Projected Payments below for your Estimate of Total Monthly Payment

Prepayment Penalty

Balloon Payment

Does the loan have these features?

Disclose the loan terms using the specific rounding requirements. Must answer Yes/No to each line. If the answer is Yes, provide an explanation in the same line.

### Projected Payments

Payment Calculation

Principal & Interest

Mortgage Insurance

Estimated Escrow

Amount can increase over time

Estimated Total Monthly Payment

Estimated Taxes, Insurance & Assessments

Amount can increase over time

This estimate includes

☐ Property Taxes

☐ Homeowner's Insurance

☐ Other:

See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.

In escrow?

### Costs at Closing

Estimated Closing Costs

Includes in Loan Costs + in Other Costs -  
in Lender Credits. See page 2 for details.

Estimated Cash to Close

Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Enter the totals calculated on Page 2 of the LE in this section as whole rounded amounts.

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

LOAN ESTIMATE

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Each section on page 2 allows for a maximum number of lines to be included for various charges. If there are more charges than the allotted number of lines, enter the total amount of remaining charges on the last available line, label as "Additional Charges". With the exception of section C, addendums are NOT allowed. Certain lines are "Hard Coded", meaning they cannot be edited nor removed.

Itemize each fee using a terminology that describes each item. List in alphabetical order. Describe services related to the issuance of title insurance policies with the word "Title" at the beginning of the item.

### Origination

**Charges:** Input amounts paid by the borrower to the creditor or loan originator. Maximum lines: 13 Origination Fee, underwriting, processing (not 3<sup>rd</sup> party), verification, discount, administration, application, are types of charges to list. Discount points paid to reduce the interest rate must be itemized separately on the first line as both a percentage and dollar amount. If no points paid, leave blank. Enter as whole rounded amounts.

**Services You Can Shop For:** Disclose all charges for services required by the creditor, not provided by the creditor or loan originator, that the borrower will pay for and is allowed to shop for. Enter as whole rounded amounts.

Disclose at least one provider on the Service Provider List for each service the borrower can shop for.

## Closing Cost Details

### Loan Costs

#### A. Origination Charges

% of Loan Amount (Points)

Disclose borrower paid compensation. Do NOT disclose lender paid compensation or credit.

#### B. Services You Cannot Shop For

**Services You Cannot Shop For:** Disclose all charges not provided by the creditor that the borrower will pay for but is not allowed to shop for. Some of these charges are: appraisal, 3<sup>rd</sup> party processing, flood, tax service, IBTS, 4506-t and employment verification. This is a 0 Tolerance section.

#### C. Services You Can Shop For

**Services You Can Shop For tolerances:** If the fee is paid to an affiliate of the creditor or broker, it is subject to Zero tolerance.

If the borrower chooses a provider from the Service Provider List, the fee is included in the 10% cumulative tolerance. Otherwise, the fee is not subject to a tolerance.

#### D. TOTAL LOAN COSTS (A + B + C)

**Total Loan Costs:** Enter the total amount of sections A, B, and C as a whole rounded number.

**AIR Table:** This table only appears on the LE on ARM loans. Disclose all information regarding the changes in the rate.

LOAN ESTIMATE

### Other Costs

#### E. Taxes and Other Government Fees

Recording Fees and Other Taxes

Transfer Taxes

#### F. Prepays

Homeowner's Insurance Premium ( months)

Mortgage Insurance Premium ( months)

Prepaid Interest ( per day for days @ )

Property Taxes ( months)

#### G. Initial Escrow Payment at Closing

Homeowner's Insurance per month for mo.

Mortgage Insurance per month for mo.

Property Taxes per month for mo.

#### H. Other

#### I. TOTAL OTHER COSTS (E + F + G + H)

#### J. TOTAL CLOSING COSTS

D + I

Lender Credits

### Calculating Cash to Close

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

### 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

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### Recording Fees and Other

**Taxes:** Disclose recording fees and taxes that are not transfer taxes. Included in the 10% cumulative tolerance.

**Transfer Taxes:** Disclose transfer taxes amount. Subject to Zero Tolerance.

Both lines are hardcoded. Leave blank if no amount.

**Prepays:** Disclose insurance, MIP, Interest, and taxes due at closing. Not subject to a tolerance. These 4 lines are hardcoded. Leave blank if no amount.

**Escrows:** Disclose amounts to set up the escrow account. Not subject to a tolerance. These 3 lines are hardcoded. Leave blank if no amount.

**Other:** Disclose amounts for services not required by the lender that the borrower has contracted with a person other than the lender or loan originator. Some of these items include: Owner's Title Insurance, Home Inspection, Total Rehabilitation Costs, and HOA Transfer Fee.

**Lender Credits:** Disclose credit to the borrower for the rate chosen. Do NOT disclose a credit for a lender paid compensation.

This amount can only be decreased with a valid Changed Circumstance.

### Calculating Cash to Close

**Closing Costs Financed:** include amounts paid from the loan amount (i.e., FHA Upfront MIP, Financed Rehabilitation Costs). **Down Payment:** down payment due from borrower.

**Deposit:** earnest money deposit(s) made by the borrower. **Funds for Borrower:** amount due to the borrower on a refinance. **Seller Credits:** seller concession. **Adjustments and Other Credits:** Gift Funds, builder credits, down payment assistance, and other credits.

Enter the deposits and/or credits known at the time of disclosing.

**WD/WS/TPO**

Loans: If know at the time of disclosing, list American Financial Resources, Inc. as the lender and 2826 as the NMLS.

Otherwise, leave blank. Remaining fields are left blank.

**TF/C/CDE Loans:** The client's and the LO's info is to be listed on this section. All fields to be populated.

**Other Considerations**  
**Appraisal,**  
**Homeowner's Insurance and Refinance:** disclose these statements using the rule's verbiage shown.  
**Assumption and late payment:** these will vary according to the loan program.  
Servicing: AFR intends to transfer the servicing.

**Additional Information About This Loan**

LENDER  
NMLS/\_\_\_\_ LICENSE ID  
LOAN OFFICER  
NMLS/\_\_\_\_ LICENSE ID  
EMAIL  
PHONE

MORTGAGE BROKER  
NMLS/\_\_\_\_ LICENSE ID  
LOAN OFFICER  
NMLS/\_\_\_\_ LICENSE ID  
EMAIL  
PHONE

**WD/WS/TPO Loans:** The client's and the LO's info is to be listed on this section. All fields to be populated.

**TF/C/CDE Loans:** leave blank.

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

**Comparisons:** Disclose the amounts that would be paid off in five years, the loan costs expressed as rate (APR), and the total interest paid over the loan term (TIP).

**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 <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input type="checkbox"/> 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>	If your payment is more than ____ days late, we will charge a late fee of _____
<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 <input type="checkbox"/> to service your loan. If so, you will make your payments to us. <input type="checkbox"/> 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.

Applicant Signature

Date

Co-Applicant Signature

Date

LOAN ESTIMATE

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**Confirm Receipt:** The LE could either have the Acknowledgment Statement printed under Other Considerations or these signature lines.