

# Uniform Real Estate Mortgage Disclosure Form

**Document Date:** September 20, 2011  
 **Initial**  **Amended Disclosure By Lender**- Items marked "Paid Before Closing" were/will be paid outside of the closing

<b>Type of Loan</b> 1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> RHS    3. X Conv. Ins. 4. <input type="checkbox"/> VA    5. <input checked="" type="checkbox"/> Conv. Unins.	<b>Contact Information</b>	
<b>Property Location:</b> 109 Paradise Drive Walnut Creek, CA 94596	<b>Seller:</b> Federal Mortgage, FSB, REO 1330 N. Main Street, Suite 100 Walnut Creek, CA 94596	<b>Borrower:</b> Mort Smith Bea U. Smith 1707 Rio Grande Verde Tustin, CA 92782
<b>File Number:</b>	<b>Lender</b> BigName, N.A. 14800 Huge Road, Fort Worth, TX 76155	<b>Settlement Agent:</b>
<b>Loan Number:</b> 001345987-CA		
<b>Mortgage Insurance Case Number:</b>		
<b>Projected Settlement Date: October 31, 2011</b>		

## A Snapshot of Your Transaction

Summary of Your Transaction	Your Loan Interest Rate and Monthly Payment	
<b>Charges</b>	<b>To Start</b>	<b>Can go up to</b>
Purchase Price	\$1,043.29	1,741.13
Estimated Adjustment for Items Prepaid by Seller		These items, as well as the total monthly payment, will vary based upon changes to your hazard insurance premiums, property taxes and assessments.
Estimated Borrower Settlement Charges		
<b>Credits</b>		
Deposit or earnest money		
Additional Deposits		
Principal amount of new loan	\$270.83	
Existing loan(s) taken subject to		
Estimated Adjustments for items unpaid by seller		
<i>Proceeds from Second Loan</i>		
<i>Estimated Closing Cost Credit from Seller to Buyer</i>		
<b>Estimated Cash Needed for Closing</b>	<b>Your Estimated Total Monthly Payment</b>	<b>Your Note Interest Rate</b>
<b>\$33,615.90</b>	<b>\$1,314.12</b>	<b>4.75%      10.75%</b>

## About Your Loan Terms

<b>Your Loan Amount</b>	\$ 327,600	
<b>Your Loan Term is</b>	30 years	
<input type="checkbox"/> Your Loan has a prepayment penalty of <input checked="" type="checkbox"/> Your Loan will be secured by the Property Location above <input checked="" type="checkbox"/> Property hazard insurance for the Loan Amount, with a mortgagee clause to the lender, is required during the Loan Term from an insurance company acceptable to Lender <input checked="" type="checkbox"/> If any payment is received more than <u>15</u> days late, a late charge will be assessed in the amount of <u>5%</u> of the payment.		
<b>The Annual Percentage Rate (APR)</b> tells you more about the costs of a loan than the note interest rate alone, because it includes settlement charges (marked as "APR" on page 2) in addition to all interest payments		<b>APR</b>  <b>5.15%</b>

<b>Interest Rate Lock</b> – You must lock your interest rate by <u>September 25, 2011</u> , and at least <u>30</u> days before settlement. Otherwise the note interest rate, the payment for your interest rate (Section 800 below) and the monthly principal and interest payment can change. After you lock your interest rate, you must go to settlement within <u>25</u> days.	
<input type="checkbox"/> Your interest rate will remain the same for the entire Loan Term <input checked="" type="checkbox"/> Your Interest Rate May Change during the Loan Term	
Your loan has an introductory interest rate period of	5 years
After your Introductory Interest Rate Period, your interest rate can increase every year by as much as	2%
At the end of your Introductory Rate Period, your interest rate will be determined based upon the LIBOR Rate Plus 2%	
<b>If the market rate did not change and you made all your payments as scheduled, you would make:</b>	
<b>Total Number of Payments</b>	360
<b>Total Amount of Principal and Interest Payments</b> (Does NOT include any monthly tax and insurance Escrow paid)	\$481,032
<b>Amount Financed</b> – The Amount of Credit provided to you or on your behalf is	\$xxx,xxx.xx
<b>Finance Charge</b> – the dollar amount the credit will cost you is	\$xxx,xxx.xx

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## About Your Estimated Settlement Charges

The information provided below reflects estimates of the charges you are likely to incur at the settlement of your loan. Fees are estimates – actual charges may be more or less. Restrictions on fee increases at settlement apply to charges in Sections 800 and 850. (See page 3). Items marked “APR” are used in the Annual Percentage Rate (APR) calculation.

Item	APR	Borrower	
		\$ Charges	\$ Credits
<b>Financial (Purchase Price, Deposits and new Loans)</b>			
Total Purchase Price		409,500.00	
Deposit -			15,000.00
New Loan to Big Name, N.A.			327,600.00
New Loan to (2nd Lender)			40,252.00
<b>Prorations/Adjustments</b>			
Proration of County Taxes from 10/31/2011 to 11/1/2011		1,040.21	
Closing Costs Credit from Seller to Buyer			7,000.00
<b>Payoffs</b>			
<b>700. Real Estate Broker Fees</b>			
<b>800. Loan Related Items</b>			
Lender Origination Charge	APR	1,700.00	
Credit or charge (points) for the specific interest rate chosen	APR	5,300.00	
<b>850. Services Required and Selected by Lender</b>			
Appraisal Fee to Appraise Hi Co	APR	425.00	
Credit Report to ABC Credit Co (Paid to Lender before Closing - 18.00)	APR		
Tax Service to Wells tax Service	APR	84.00	
Flood Certification	APR	14.00	
<b>900. Item Required by Lender to be Paid in Advance</b>			
Daily Interest Charges from 10/31/2011 to 11/1/2011 @ 70.59/day	APR	70.59	
Homeowner's Insurance for 1 year		739.00	
<b>1000. Reserves Deposited with Lender</b>			
Homeowner's Insurance for 3 months @ 61.58 per month		184.74	
Property Taxes for 4 months @ 426.56 per month		1,706.24	
Aggregate Adjustment		-307.88	
<b>1100. Title and Closing Charges</b>			
Settlement or Closing Fee	APR	500.00	
Owner's Title Insurance Policy Limit \$409,500.00	APR	1,220.00	
Lender's Title Insurance Policy Limit \$327,600.00	APR	570.00	
<b>1200. Government Transfer Charges</b>			
Average Charge – Recording	APR	92.00	
<b>1300. Lender Required Services You Can Shop For</b>			
Termite Inspection	APR	400.00	
Survey	APR	230.00	
<b>1350. Additional Services and Charges</b>			
<b>Balance</b>		423,467.90	389,852.00
<b>Total – Estimated Cash Needed at Closing</b>			33,615.90

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## Summary of Borrower Settlement Charges

	<i>Disclosure Estimates(*)</i>	<i>Maximum Charge at Closing</i>	<i>Actual Closing Charges(*)</i>	<i>Change from Initial Disclosure</i>
<b>800 Lender Charges in Connection with Loan</b>	\$7,000.00	\$7,000.00	At Closing, these columns will be completed by the Settlement Agent so that you may compare the estimates provided to the actual amounts charged and determine if a maximum charge was exceeded.	
<b>850 Services Required and Selected by Lender</b>	\$541.00	\$595.10		
<b>900. Items Required by Lender to Be Paid in Advance</b>	\$809.59			
<b>1000. Reserves Deposited with Lender</b>	\$1,583.10			
<b>1100. Title and Closing Charges</b>	\$1,070.00			
<b>1200. Government Recording and Transfer Charges</b>	\$92.00			
<b>1300 Lender Required Services You Can Shop for</b>	\$630.00			
<b>1350. Additional Settlement Charges</b>	0			
<b>Total Estimated Settlement Charges</b>	\$11,725.69			

\* Includes items Paid Outside Closing

## Shopping for Your Loan and Settlement Services

<p><b>Important Information</b></p> <p style="font-size: 2em; color: red; margin: 10px 0;">!</p>	<ul style="list-style-type: none"> <li>■ Your property may be part of a homeowner's association that requires the payment of monthly dues or assessments. These additional amounts, if any, are not included in your monthly payment to us.</li> <li>■ Get quotes from at least three lenders and compare them to find the best deal.</li> <li>■ Shop for settlement services. Use the Vendor List below or find services on the internet.</li> <li>■ Ask questions about anything you do not understand.</li> <li>■ If you are unable to make the payments on this loan, you could lose your home.</li> <li>■ There is no guarantee you will be able to refinance this loan to a lower rate in the future.</li> <li>■ For more information, go to <a href="http://www.cfpb.gov">www.cfpb.gov</a></li> </ul>
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## Lender Required Services for Which You Can Shop

Below is a list of various services required for your loan for which you may choose a provider. If you have not already selected a provider, below is a list of vendors available in your area. **YOU MAY CHOOSE OTHER PROVIDERS NOT LISTED.** The estimates shown in this disclosure are based upon charges we typically incur for these services on properties in your area.

Section(s)/ Service(s)	Vendor 1	Vendor 2	Vendor 3
<b>1350/Pest Inspection</b>	Bugs R Us 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender
<b>1350/Survey</b>	ABC Land Survey Company 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender
<b>1100/Settlement , Lenders Title</b>	ABC Title Co 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender

<p><b>Acknowledgment of Receipt Initial/Amended Disclosure</b></p>	<p><b>By signing below, you are only confirming that you have received this form. You are not agreeing to accept this or any loan from this Lender.</b></p> <p style="text-align: center;">_____</p> <p style="display: flex; justify-content: space-between;"> <span>Your Signature (s)</span> <span>Date</span> </p>
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