



**Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.**

Date Prepared: October 12, 2020  
 Applicant(s):  
 Programs: FHA 30  
 Loan Officer: Tammy Zambito  
 NMLS: 68880

Loan Number:  
 Cell Phone:

### APPROXIMATE LOAN COST ILLUSTRATION

The information provided below regarding Approximate Cost of Closing Fees, Approximate Total Funds Needed To Close and the Approximate Total Monthly Payment (collectively referred to as Approximate Loan Cost Illustration) are only approximations. **This is an Approximate Loan Cost Illustration and is NOT a mortgage loan approval or commitment to lend.**

APPROXIMATE COST OF CLOSING FEES	
Loan Discount Fee	\$2,309.92
Appraisal	\$525.00
Credit Report Fee	\$75.00
Processing Fee	\$350.00
Underwriting Fee	\$995.00
Flood Certification Fee	\$7.00
Final Inspection Fee	\$200.00
IRS Transcript Fee	\$20.00
VOE Fee	\$50.00
Owners Title Insurance (Optional)	\$11.40
Lenders Title Insurance	\$1,298.60
Endorsements (Lenders)	\$150.00
Closing Protection Letter (L)	\$125.00
Notary	\$45.00
Tax Certificate	\$35.00
Wire Transfer	\$22.00
Document Delivery	\$15.40
E-Doc Fee	\$50.00
Recording Deed	\$105.25
Recording Mortgage	\$159.25
City Transfer Taxes - Deed	\$1,185.00
State Transfer Taxes - Deed	\$1,185.00
Realtor Admin Fee	\$495.00
<b>Total Approximate Cost of Closing Fees</b>	
<b>\$9,413.82</b>	
APPROXIMATE COST OF PREPAID INTEREST AND ESCROW/RESERVES	
Interest for 15 days @ \$18.19 per day	\$272.85
Hazard Insurance Premium	\$780.00
Hazard Insurance Escrows	\$130.00
County Property Taxes	\$3,147.96
<b>Total Approximate Cost of Prepaid Interest and Escrows</b>	
<b>\$4,330.81</b>	
<b>Total Approximate Cost of Settlement Charges</b>	
<b>\$13,744.63</b>	

APPROXIMATE TOTAL OF FUNDS NEEDED TO CLOSE	
Purchase Price/Total Liens	\$237,000.00
less Earnest Money/Credits	\$12,000.00
less Total Loan Amount	\$230,992.00
less Secondary Financing Amount	\$0.00
less Borrower's closing cost paid by Seller	\$0.00
plus Mortgage Insurance or Funding Fee	\$2,287.05
plus Approximate Closing Fees Pd by Borrower	\$9,413.82
plus Approximate Pre-paid Items/Reserves	\$4,330.81
less POC fees paid by Borrower	\$0.00
<b>Total Approximate Funds needed to close</b>	
<b>\$10,039.68</b>	

APPROXIMATE TOTAL MONTHLY PAYMENT	
Interest Rate	2.875%
APR	3.957%
Maturity Term	360 mos
	30 yrs
Principal & Interest (or Interest Only payment)	
\$958.37	
Other Financing (P&I)	
\$0.00	
Real Estate Taxes	
\$262.33	
Insurance	
\$65.00	
Homeowners Association (if applicable)	
\$0.00	
Mortgage Insurance (if applicable)	
\$160.43	
Other	
\$0.00	
<b>Total Approximate Monthly Payment</b>	
<b>\$1,446.13</b>	

Down Payment	\$8,295.00	3.50%
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The Total Approximate Monthly Payment is based on the principal amount, loan term and interest rate shown and assumes a fixed rate loan. Your interest rate may be different and will be determined after you apply for a loan.