

Loan Estimate

DATE ISSUED 6/11/2023
APPLICANTS John Soontoobe Homebuyer and Jane Bee Homebuyer

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA _____
LOAN ID # 867-5309
RATE LOCK NO YES, until

*Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on **6/23/2023** at 5:00 PM EDT*

PROPERTY TBD
 TBD, CO 80014
SALE PRICE \$764,421

| Loan Terms | Can this amount increase after closing? | |
|---|---|--|
| Loan Amount | \$726,200 | NO |
| Interest Rate | 6.347% Not 7.424% | NO <i>Seller Concessions can help with closing costs. In this example, the seller covered the origination of \$12,708.50 (1.75% of loan amount) & UWM underwriting fee of \$1,055</i> |
| Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i> | \$4,517.25 | NO |
| Does the loan have these features? | | |
| Prepayment Penalty | | NO |
| Balloon Payment | | NO |

| Projected Payments | Years 1 - 12 | Years 13 - 30 |
|---|------------------|--|
| Payment Calculation | | |
| Principal & Interest | \$4,517.25 | \$4,517.25 |
| Mortgage Insurance | + 200 | + _____ |
| Estimated Escrow <i>Amount can increase over time</i> | + 0 | + 0 |
| Estimated Total Monthly Payment | \$4,717 | \$4,517.25 |
| Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> | \$525 a month | This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i> |
| | | In escrow? NO NO |

| Costs at Closing | | |
|--------------------------------|----------|---|
| Estimated Closing Costs | \$18,246 | Includes \$16,620 in Loan Costs + \$1,626 in Other Costs -\$0 in Lender Credits. <i>See page 2 for details.</i> |
| Estimated Cash to Close | \$42,703 | Includes Closing Costs <i>See Calculating Cash to Close on page 2 for details.</i> |

Closing Cost Details

Loan Costs

A. Origination Charges **\$13,764**

| | |
|---------------------------|----------|
| % of Loan Amount (Points) | |
| Origination Fee | \$12,709 |
| Underwriting Fee | \$1,055 |

B. Services You Cannot Shop For **\$856**

| | |
|------------------------------------|-------|
| Appraisal Fee | \$625 |
| Credit Report | \$90 |
| Early Credit Check | \$23 |
| Electronic Registration (MERS) Fee | \$25 |
| Flood Certification | \$8 |
| Tax Service | \$85 |

C. Services You Can Shop For **\$2,000**

| | |
|---------------------------------------|---------|
| Title - Premium for Lender's Coverage | \$1,500 |
| Title - Settlement Or Closing Fee | \$500 |

D. TOTAL LOAN COSTS (A + B + C) **\$16,620**

Other Costs

E. Taxes and Other Government Fees

| | |
|--------------------------------|--|
| Recording Fees and Other Taxes | |
| Transfer Taxes | |

F. Prepays **\$1,626**

| | |
|---|---------|
| Homeowner's Insurance Premium (12 months) | \$1,500 |
| Mortgage Insurance Premium (months) | |
| Prepaid Interest (\$126.28 per day for 1 days @ 6.347%) | \$126 |
| 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) **\$1,626**

J. TOTAL CLOSING COSTS **\$18,246**

| | |
|----------------|----------|
| D + I | \$18,246 |
| Lender Credits | |

Calculating Cash to Close

| | |
|---|------------------|
| Total Closing Costs (J) | \$18,246 |
| Closing Costs Financed (Paid from your Loan Amount) | \$0 |
| Down Payment/Funds from Borrower | \$38,221 |
| Deposit | \$0 |
| Funds for Borrower | \$0 |
| Seller Credits | -\$13,764 |
| Adjustments and Other Credits | \$0 |
| Estimated Cash to Close | \$42,703 |



EXAMPLE

ApexMortgageBrokers.com & IncredibleLender.com

Additional Information About This Loan

LENDER United Wholesale Mortgage, LLC
NMLS/CO LICENSE ID 3038
LOAN OFFICER
NMLS/CO LICENSE ID
EMAIL
PHONE (800) 981-8898

MORTGAGE BROKER Incredible Lender LLC
NMLS/CO LICENSE ID 1731285
LOAN OFFICER Don Reynolds
NMLS/CO LICENSE ID 1217170
EMAIL don.reynolds@incrediblelender.com
PHONE (970) 453-9550

Table with 2 columns: Comparison Metric and Description. Rows include In 5 Years, Annual Percentage Rate (APR), and Total Interest Percentage (TIP).

Other Considerations

- Appraisal: We may order an appraisal to determine the property's value...
Assumption: If you sell or transfer this property to another person...
Homeowner's Insurance: This loan requires homeowner's insurance...
Late Payment: If your payment is more than 15 days late...
Refinance: Refinancing this loan will depend on your future financial situation...
Servicing: We intend: [X] to service 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.

Date

Date