

Settlement Agent Provided Information for a Purchase Transaction



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Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued
Closing Date
Disbursement Date
Settlement Agent
File # Settlement Agent Name & File Number
Property

Sale Price

Transaction Information

Borrower

Seller
 Seller Name and Address

Lender

Loan Information

Loan Term
Purpose
Product

Loan Type Conventional FHA
 VA _____
Loan ID #
MIC #

Loan Terms

Can this amount increase after closing?

Loan Amount

Interest Rate

Monthly Principal & Interest

*See Projected Payments below for your
Estimated Total Monthly Payment*

Does the loan have these features?

Prepayment Penalty

Balloon Payment

Projected Payments

Payment Calculation

Principal & Interest

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Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges					
01 % of Loan Amount (Points)					
02					
03					
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For					
01 Title/Settlement Charges, such as:					
02 Pest Inspection Fee					
03 Survey Fee					
04 Title: Insurance Binder, Lender's Title Premium, Endorsements, Title Search, Settlement Fee, etc.					
05 0% Variance if Title/Settlement Agent is affiliated to the Lender					
06 Aggregate 10% Variance if Title/Settlement Agent is selected from Lender's Provider list					
07					
08					
09					
10					
C. Services Borrower Did Shop For					
01 Title/Settlement Charges, such as:					
02 Pest Inspection Fee					
03 Survey Fee					
04 Title: Insurance Binder, Lender's Title Premium, Endorsements, Title Search, Settlement Fee, etc.					
05 Unlimited Variance					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)					
Loan Costs Subtotals (A + B + C)					
Other Costs					
E. Taxes and Other Government Fees					
01 Recording Fees	Deed:	Mortgage:	Recording Fees - Aggregate 10% Variance		
02			Transfer Taxes - 0% Variance		
F. Prepays					
01 Homeowner's Insurance Premium (mo.)			Hazard Insurance Premium - Unlimited Variance		
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (per day from to)					
04 Property Taxes (mo.)			Real Estate Taxes - 0% Variance		
05					
G. Initial Escrow Payment at Closing					
01 Homeowner's Insurance	per month for	mo.			
02 Mortgage Insurance	per month for	mo.			
03 Property Taxes	per month for	mo.			
04					
05					
06					
07					
08 Aggregate Adjustment					
H. Other					
01 Homeowner's Association Fees and Proration					
02 Home Inspection Fee					
03 Home Warranty Fees					
04 Real Estate Commissions			Unlimited Variance		
05 Real Estate Taxes					
06 Title - Owner's Policy Premium					
07 Miscellaneous Other Fees					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)					
Other Costs Subtotals (E + F + G + H)					
J. TOTAL CLOSING COSTS (Borrower-Paid)					
Closing Costs Subtotals (D + I)					
Lender Credits					

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Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

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

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing

01 Sale Price of Property	<-----Sales Price from Contract----->
02 Sale Price of Any Personal Property Included in Sale	<----From Contract-->
03 Closing Costs Paid at Closing (J)	
04	

Adjustments

05

06

07

Adjustments for Items Paid by Seller in Advance <-----Prorations----->

08 City/Town Taxes	to
09 County Taxes	to
10 Assessments	to
11	
12	
13	
14	
15	

L. Paid Already by or on Behalf of Borrower at Closing

01 Deposit Earnest Money Deposit	
02 Loan Amount	
03 Existing Loan(s) Assumed or Taken Subject to	<-----if any----->
04	

05 Seller Credit ← **Buyer/Seller Credits**

Other Credits

06

07

Adjustments

08

09

10

11

Adjustments for Items Unpaid by Seller <-----Prorations----->

12 City/Town Taxes	to
13 County Taxes	to
14 Assessments	to
15	
16	
17	

CALCULATION

Total Due from Borrower at Closing (K)	
Total Paid Already by or on Behalf of Borrower at Closing (L)	

Cash to Close From To Borrower

SELLER'S TRANSACTION

M. Due to Seller at Closing

01 Sale Price of Property	
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes	to
10 County Taxes	to
11 Assessments	to
12	
13	
14	
15	
16	

N. Due from Seller at Closing

01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	Seller Payoff(s)
06	

Other Credits and Adjustments

08 Seller Credit

09

10

11

12

13

Adjustments for Items Unpaid by Seller

14 City/Town Taxes	to
15 County Taxes	to
16 Assessments	to
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	

Cash From To Seller

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Additional Information About This Loan

No Information Needed by Settlement Agent

Loan Disclosures

Assumption

- If you sell or transfer this property to another person, your lender
- will allow, under certain conditions, this person to assume this loan on the original terms.
 - will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Payment

If your payment is more than ___ days late, your lender will charge a late fee of _____

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment		A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment		The amount included in your total monthly payment.

- will not have an escrow account because you declined it your

Contact Information

Information for Real Estate Brokers and Settlement Agent

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name					
Address					
NMLS ID					
License ID					
Contact					
Contact NMLS ID					
Contact License ID					
Email					
Phone					

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 _____

CLOSING DISCLOSURE

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