

## Folleto de la Sección 2: Préstamos Hipotecarios

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# Loan Type/Mortgage Insurance Comparison Purchase Price of \$400,000 on a single family home

				Trac	diti	<b>Fraditional Products</b>	ucts	14					CH	CHFA Loans		
			Gover	Government Loans	15			Conventional	ntion	la	Pres	Preferred Plus		Smart Step Plus	tep Pl	sn
		FHA 3-5% Down	.0	USDA o% Down	.0	VA o% Down	3 "	Lender-Pd MI 3% Down	Z "	Monthly M1 3% Down	pus 9'6	and Mortgage 3% Down	ņ	Grant 3-5% Down	20.00	2.5% Down
Minimum Down Payment	69	14,000	49		69		69	12,000	49	12,000	s	12,000	69	14,000	49	14,000
Rase Loan Amount	49	386,000	49	400,000	-60	400,000	+9	388,000	100	388,000	40	388,000	40	386,000	49	386,000
Upfront MI/Funding Fee	69	6,755	45	4,000	65	9,200	-69	4	-00		49	7	w	6,755	4/9	6,755
Jown Payment Assistance <sup>3</sup>											49	15,520	69	11,783	69	15,710
Jown Payment less DPA	99	14,000	99		46		60	12,000	00	12,000	90	(3,520)	60	2,217	60	(1,710)
Fotal Loan Amount	60	392,755	60	404,000	66	409,200	00	388,000	90	388,000	69	388,000	49	\$ 392,755 \$	60	392,755

Interest Rate	_	5.750%		5.750%		5.750%		6.750%		8000'9		6.375%		6.625%		6.000%
Principal/Interest Pmt	49	2,292	49	2,358	<del>69</del>	2,388	<del>69</del>	2,517	49	2,326	49	2.421	49	2,515	49	2,355
Monthly MI	s)	273	49	117					45	171	ss	107	40	273	69	273
Est Hazard Insurance	49	150	69	150	s	150	8	150	49	150	s	150	60	150	49	150
Est Taxes	69	233	\$5	233	60	233	w	233	99	233	so	233	49	233	-60	233
Total PITI and MI	40-	2,949	<del>40</del>	2,858	60	2,771	99-	2,900	00	2,881	60	2,911	₩	3,172	60-	3,012
Credit Score Used for Rate		099		099	П	099		720		720	L	720	L	620		620
Minimum Credit Score	Per	Per Investor	Per Ir	er Investor	Per	Per Investor	Per I	Per Investor	Per	Per Investor		620		620		620

Disclaimers: For use by real estate profession. Rates are not specific.

These figures are provided SOLEY for comparison of mortgage insurance rates. Updated 6/2022

All figures do not include closing costs of loan that average an additional 3% of the total loan amount.

"CHFA charges a 1% fee to utilize down payment assistance programs.



## Loan Type/Mortgage Insurance Comparison Purchase Price of \$500,000 on a single family home

				Tra	diti	Traditional Products	nct	20					H	CHFA Loans		
	Ц		Gover	Government Loans				Conventional	tion	nl nl	Prefe	Preferred Plus		Smart Step Plus	tep P	lus
		FHA 3-5% Down	0	USDA 0% Down		VA 0% Down	3	Lender-Pd M1 3% Down	M 20	Monthly MI 3% Down	2nd 39	and Mortgage 3% Down	65	Grant 3-5% Down	212 65	and Mortgage
Minimum Down Payment	49	17,500	69	*	69	1.7	co.	15,000	49-	15,000	49	15,000	60	17,500	69	17,500
Base Loan Amount	S	482,500	49	500,000	69	500,000	-69	485,000	46	485,000	-60	485,000	os	482,500	69	482,500
Upfront MI/Funding Fee	49	8,444	99	5,000	49	11,500	40	4	-60	à	49	1	40	8,444	-69	8,444
Down Payment Assistance*	-		ų.								-69-	19,400	49	14,728	S	19,638
Down Payment less DPA	66	17,500	-00		40	•	60	15,000	99	15,000	-90-	(4,400)	00	2,772	00	(2,138)
Total Loan Amount	460	490,944	-00-	505,000	90-	511,500	69	485,000	49	485,000	-	485,000	00-	490,944	00	490,944

Interest Rate		5.750%		5.750%		5.750%		6.750%		6.000%		6.375%		6.625%		8000'9
Principal/Interest Pmt	<del>69</del>	2,865	40	2,947	49	2,985	49	3,146	S	2,908	-69-	3,026	o	3,144	-69-	2,943
Monthly MI	66	342	-00	147					-69	214	-69-	133	-69-	342	40	342
Est Hazard Insurance	69	175	÷9	175	49	175	-69	175	S	175	49	175	500	175	on	175
Est Tuxes	40	292	-649-	292	49	292	49	292	69	292	40	292	69	292	69	292
Total PITI and MI	<del>90</del> -	3,673	00	3,561	40-	3,452	99-	3,612	90-	3,589	-60-	3,626	90-	3,952	90	3,752
Credit Score Used for Rate		099		099		099		720		720		720		620		620
Minimum Credit Score	Per	Per Investor	Per	Per Investor	Pel	Per Investor	Pel	Per Investor	Per	Per Investor		620		620		620

Disclaimers: For use by real estate profiession. Rates are not specific.

These figures are provided SOLEY for comparison of mortgage insurance rates. Updated 6/2022

All figures do not include closing costs of loan that average an additional 3% of the total loan amount.

\*CHPA charges a 1% fee to utilize down payment assistance programs.



### ITEMIZED FEE WORKSHEET

(For Use with Service Providers and Investors) Date: 02/28/2022

The information provided below reflects estimates of the charges that are likely to be incurred at the settlement of this loan. The fees listed are estimates; some actual charges may be more or less. This transaction may not involve a fee for every item listed.

Provid Best Mort 999 Princ Denver, C Lender N	rtgage Co ce Street CO 80220 lame	mpany	Subject Prope 1235 Main Str Denver, CO 8	reet 0220				Borrower(s): John Homebu Jean Homebu	iyer		
		er: ####################################	Interest Rate:	15-2-116			Convention		Base Loan Amt:		
Loan F	Progra	m: Conv Fixed 30 Year	Term:	360	Sales Pi		\$400,000.00	)	Total Loan Amt:	\$388,000.00	)
		Payable in Connection with Lo		Estimated C			S <b>tS</b> Charges				
,	A I	Loan Origination Fees Application Fees Application Fees Processing Fees Underwriting Fees Broker Fees Administration Fee to (Lender Name) Forcessing Fees to (Lender Name)	6 \$\$	525.00 295.00 500.00	1102. <b>A</b>	s	ettlement or (	Closing Fee Title Company Nan	ie)	999999999999999999999999999999999999999	810.00
802. (	Credit	or Charge for Interest Rate	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$		1103. 1104. 1109. 1110. 1111. 1112. 1113.		owner's Title I ender's Title			\$ \$ \$ \$	1,746.00 525.00
			\$		1114. 1115.					\$ \$	
803. /	Adjus	ted Origination Charges	Š		1116.					\$	
804.		Appraisal Fee to	\$			iove	rnment Reco	ording and Tra	nsfer Charges	N. 10.	
805.		Credit Report to	\$	57.00	1202.		lecording Fee			\$	191.00
806.		Tax Service to	\$		1203.		ransfer Taxes			\$	
807. <b>4</b> 808. 809. 810. 811.	A I	Flood Certification to(VendorName)	\$ \$ \$ \$		1204. 1205. 1206. 1207. 1208.		ity/County Ta tate Tax/Stan			\$ \$ \$ \$	40.00
812.			\$		1209.					\$	
813.			\$		1210.	e an area				\$	
814. 815.			\$		1300. A 1302.	(ddi1	ionai Settien	nent Charges		\$	
816.			\$		1302.					\$	
817.			\$	, <del>, , , , , , , , , , , , , , , , , , ,</del>	1304.					\$	
818.			\$		1305.					\$	
819.			\$		1306.					\$	
820.			\$		1307.					\$	
821.			\$		1308.					\$	
822.			\$		1309.					\$	
823.			\$	<del></del>	1310.					\$	
824.			\$		1311.					\$ \$	
825. 826.			\$		1312. 1313.					\$	
827.			\$		1314.					\$	
828.			\$		1315.					\$	
829.			\$		1316.					\$	
830.			\$		1317.					\$	
831.			\$		1318.					\$	
832.			\$		1319.					\$	
833.			\$		1320.					\$	
834.			\$		Total Es	stim	ated Closing	Costs		\$	7,482.0
835.			\$								
	10000000	0-11-	aid by Broker		A _ A P	PΔff	ected by Cost	8			
S – Pa	aid by	Seller B-1	alu by blokel		A ALI						



### **Lending Corporation**

Address Here

Save this Loan Estimate to compare with your Closing Disclosure.

### **Loan Estimate**

**DATE ISSUED** 2/28/2022

APPLICANTS John Homebuyer and Jean Homebuyer

1235 Main Street

Denver, CO 80220

PROPERTY 1235 Main Street

Denver, CO 80220

**SALE PRICE** \$400,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate

LOAN TYPE 
Conventional | FHA | VA | \_\_\_

**LOAN ID #** ######### **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 (date/time).

Loan Terms		Can this amount increase after closing?
Loan Amount	\$388,000	NO
Interest Rate	4.375 %	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$1,937.23	NO
		Does the loan have these features?
Prepayment Penalty		NO
Balloon Payment		NO

Proi	ected	Pav	me	กเร

Payment Calculation		Years 1-10		Years 11-30
Principal & Interest		\$1,937.23		\$1,937.23
Mortgage Insurance	+	113	+	<b>3</b>
Estimated Escrow Amount can increase over time	+	395	1+	395
Estimated Total Monthly Payment		\$2,445		\$2,332
Estimated Taxes, Insurance & Assessments  Amount can increase over time	\$395	This estimate includes I Property Taxes  IX Homeowner's Insu		In escrow? YES YES
Amount can increase over time	Monthly	☐ Other:  See Section G on page 2  property costs separate		perty costs. You must pay for other

Costs at Closing		
Estimated Closing Costs	\$11,291	Includes \$7,251 in Loan Costs + \$4,040 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details</i> .
Estimated Cash to Close	\$4,771	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

LOAN ESTIMATE • Lender Name # 02/28/2022 09:19 AM PST

Page 1 of 3 · LOAN ID #

(Name)



### **Closing Cost Details**

Loan Costs	
A. Origination Charges	\$5,200
% of Loan Amount (Points)	
Administration Fee	\$525
Funding Fee	\$295
Origination Fee	\$3,880
Processing Fees	\$500

Other Costs	
E. Taxes and Other Government Fees	\$231
Recording Fees and Other Taxes Transfer Taxes	\$191 \$40
F. Prepaids	\$2,844
Homeowner's Insurance Premium (12 months) Mortgage Insurance Premium ( months)	\$2,100
Prepaid Interest (\$46.5068 per day for 16 days @4.375 %) Property Taxes ( months)	\$744

B. Services You Cannot Shop For	\$716
Appraisal Fee	\$650
Credit Report	\$57
Flood Certification	\$9

G. Initial Escrow Payment at Closing			\$965
Homeowner's Insurance	\$175.00 per month for 3	mo.	\$525
Mortgage Insurance	per month for	mo.	
Property Taxes	\$220.00 per month for 2	mo.	\$440

S0

C. Services You Can Shop For	\$1,335
Title - Lender's Title Insurance	\$525
Title - Settlement Fee	\$810

\$11,291
\$11,291

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

Calculating Cash to Close	
Total Closing Costs (J)	\$11,291
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$12,000
Deposit	-\$3,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	-\$15,520
Estimated Cash to Close	\$4,771

D. TOTAL LOAN COCTO (A. D. C)	67.354
D. TOTAL LOAN COSTS (A + B + C)	57.251

\$4,040



### **Additional Information About This Loan**

Lender Name MORTGAGE BROKER LICENSE ID #### NMLS/ NMLS/ LICENSE ID LOAN OFFICER LOAN OFFICER Susie Originator NMLS/\_\_\_LICENSEID ###### / ######## NMLS/\_ \_LICENSE ID **EMAIL EMAIL** susie@bestco.com PHONE PHONE 303-###-####

Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	\$131,019 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$34,982 Principal you will have paid off.
Annual Percentage Rate (APR)	4.766% Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	79.934 % The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

### Other Considerations

**Appraisal** We may order an appraisal to determine the property's value and charge you for this

appraisal. We will 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.

If you sell or transfer this property to another person, we Assumption

☐ 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.

Homeowner's Insurance

This loan requires homeowner's insurance on the property, which you may obtain from a

company of your choice that we find acceptable.

**Late Payment** 

If your payment is more than 15 days late, we will charge a late fee of 5% of the principal and

interest overdue.

Refinance

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.

Servicing We intend

 $\hfill \Box$  to service your loan. If so, you will make your payments to us.  $\hfill X$  to transfer servicing of your loan.

Confirm Receipt		
r signing, you are only confirming the ceived this form.	at you have received this form. You do not have to accept this loan because you have signed or	

John Homebuyer Date Jean Homebuyer Date



**Loan Terms** 

### **Closing Disclosure**

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

Can this amount increase after closing?

Closing Information Transaction Information Loan Information Loan Term 30 years Date Issued 3/2/2022 Borrower John Homebuyer and Jean Homebuyer **Closing Date** 5/16/2022 1235 Main Street Purpose Purchase Disbursement Date 5/16/2022 Denver, CO 80220 Product Fixed Rate Settlement Agent Seller ☑ Conventional ☐ FHA File# Loan Type □ VA □ **Property** TBD Loan ID # ######## Denver, CO 80220 Lender Name MIC#

Sale Price \$400,000

**Loan Amount** \$388,000 NO **Interest Rate** NO 4.375 %

NO **Monthly Principal & Interest** \$1,937.23 See Projected Payments below for your

Does the loan have these features? NO **Prepayment Penalty Balloon Payment** 

NO

**Projected Payments** 

Estimated Total Monthly Payment

Payment Calculation	Years 1-10			Years 11-30	
Principal & Interest	\$1,937.23			\$1,937.23	
Mortgage Insurance	+	113.17	+	_	
Estimated Escrow Amount can increase over time	+	395.00	+	395.00	
Estimated Total Monthly Payment	\$2,445.40			\$2,332.23	
			■ DESCRIPTION OF THE PROPERTY	■Data Temperation (Control of Control of Co	

		This estimate includes	In escrow?
Estimated Taxes, Insurance		🗷 Property Taxes	YES
& Assessments	\$395.00	<b>▼</b> Homeowner's Insurance	YES
Amount can increase over time	Monthly	☐ Other:	
See page 4 for details	See Escrow Account on page 4 for details. You must pay for other pro costs separately.		You must pay for other property

Costs at Closing		
Closing Costs	\$11,449.11	Includes \$7,251.00 in Loan Costs + \$4,198.11 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$3,295.45	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

CLOSING DISCLOSURE + Lender Name # 03/02/2022 02:58 PM PST





