

Lender Loan No./Universal Loan Identifier: 5XXXXXXXXX

## Uniform Residential Loan Application - Lender Loan Information

This section is completed by your Lender.

### L1. Property and Loan Information

**Community Property State**

- At least one borrower lives in a community property state.
- The property is in a community property state.

**Transaction Detail**

- Conversion of Contract for Deed or Land Contract
- Renovation
- Construction-Conversion/Construction-to-Permanent
  - Single-Closing
  - Two-Closing

Construction/Improvement Costs \$ \_\_\_\_\_  
 Lot Acquired Date \_\_\_\_\_ (mm/dd/yyyy)  
 Original Cost of Lot \$ \_\_\_\_\_

**Refinance Type**

- No Cash Out
- Limited Cash Out
- Cash Out

**Refinance Program**

- Full Documentation
- Interest Rate Reduction
- Streamlined without Appraisal
- Other \_\_\_\_\_

**Energy Improvement**

- Mortgage loan will finance energy-related improvements.
- Property is currently subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through property taxes (e.g., the Property Assessed Clean Energy program).

**Project Type**     Condominium     Cooperative     Planned Unit Development (PUD)     Property is not located in a project

### L2. Title Information

Title to the Property Will be Held in What Name(s):  
 Lisa Walsh

**For Refinance:** Title to the Property is **Currently** Held in What Name(s):  
 Lisa Walsh

**Estate Will be Held in**

- Fee Simple
- Leasehold Expiration Date \_\_\_\_\_ (mm/dd/yyyy)

**Manner in Which Title Will be Held**

- Sole Ownership     Joint Tenancy with Right of Survivorship
- Life Estate     Tenancy by the Entirety
- Tenancy in Common     Other

**Trust Information**

- Title Will be Held by an *Inter Vivos (Living)* Trust
- Title Will be Held by a Land Trust

**Indian Country Land Tenure**

- Fee Simple On a Reservation
- Individual Trust Land (*Allotted/Restricted*)
- Tribal Trust Land On a Reservation
- Tribal Trust Land Off Reservation
- Alaska Native Corporation Land

### L3. Mortgage Loan Information

**Mortgage Type Applied For**

- Conventional     USDA-RD
- FHA     VA     Other: \_\_\_\_\_

**Terms of Loan**

Note Rate 6.625 %  
 Loan Term 360 (months)

**Mortgage Lien Type**

- First Lien
- Subordinate Lien

**Amortization Type**

- Fixed Rate     Other (explain): \_\_\_\_\_
  - Adjustable Rate
- If Adjustable Rate:**  
 Initial Period Prior to First Adjustment \_\_\_\_\_ (months)  
 Subsequent Adjustment Period \_\_\_\_\_ (months)

**Proposed Monthly Payment for Property**

First Mortgage (P & I)	\$ <u>1,440.70</u>
Subordinate Lien(s) (P & I)	\$ _____
Homeowner's Insurance	\$ <u>98.00</u>
Supplemental Property Insurance	\$ _____
Property Taxes	\$ <u>325.72</u>
Mortgage Insurance	\$ _____
Association/Project Dues (Condo, Co-Op, PUD)	\$ _____
Other	\$ <u>454.82</u>
<b>TOTAL</b>	<b>\$ <u>2,319.24</u></b>

**Loan Features**

- Balloon/Balloon Term \_\_\_\_\_ (months)
- Interest Only/Interest Only Term \_\_\_\_\_ (months)
- Negative Amortization
- Prepayment Penalty/Prepayment Penalty Term \_\_\_\_\_ (months)
- Temporary Interest Rate Buydown/Initial Buydown Rate \_\_\_\_\_ %
- Other (explain): \_\_\_\_\_

To be completed by the Lender: CREDIT UNION

Lender Loan No./Universal Loan Identifier 5493006Z1 T521 ODWBA Agency Case No. \_\_\_\_\_

### Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

**Section 1: Borrower Information.** This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

#### 1a. Personal Information

<b>Name (First, Middle, Last, Suffix)</b> Lisa WXXXX <b>Alternate Names -List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)</b> LISA WXXXX , LISA WXXXX	<b>Social Security Number</b> _____ 111-11-1111 _____ <i>(or Individual Taxpayer Identification Number)</i> <b>Date of Birth</b> _____ (mm/dd/yyyy) LISA 03/24/1975 <b>Citizenship</b> <input checked="" type="radio"/> U.S. Citizen <input type="radio"/> Permanent Resident Alien <input type="radio"/> Non-Permanent Resident Alien
---	---

<b>Type of Credit</b> <input checked="" type="radio"/> I am applying for <b>individual credit</b> . <input type="radio"/> I am applying for <b>joint credit</b> . Total Number of Borrowers: _____ Each Borrower intends to apply for joint credit. <b>Your initials:</b> _____	<b>List Name(s) of Other Borrower(s) Applying for this Loan</b> <i>(First, Middle, Last, Suffix)</i>
--	---

<b>Marital Status</b> <input type="radio"/> Married <input checked="" type="radio"/> Separated <input type="radio"/> Unmarried* <small>* Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship</small>	<b>Dependents (not listed by another Borrower)</b> Number <u>0</u> Ages _____	<b>Contact Information</b> <b>Home Phone</b> _____ (315)555-1111 <b>Cell Phone</b> _____ (315)555-1111 <b>Work Phone</b> _____ Ext. _____ _____ lisa@yahoo.com <b>Email</b>
---	---	---

**Current Address**  
 Street XXXX Meridan Road \_\_\_\_\_ Unit # \_\_\_\_\_  
 City Jamesville \_\_\_\_\_ State NY Zip 13078 Country US  
 How Long at Current Address? 8 Years 11 Months **Housing**  No primary housing expense  Own  Rent (\$ \_\_\_\_\_ /month)

**If at Current Address for LESS than 2 years, list Former Address**  **Does not apply**  
 Street \_\_\_\_\_ Unit # \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Country \_\_\_\_\_  
 How Long at Former Address? \_\_\_\_\_ Years \_\_\_\_\_ Months **Housing**  No primary housing expense  Own  Rent (\$ \_\_\_\_\_ /month)

**Mailing Address - if different from Current Address**  **Does not apply**  
 Street \_\_\_\_\_ Unit # \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Country \_\_\_\_\_

**Borrower Name:** Lisa

Uniform Residential Appraisal Report

2407120001
File # 10233404

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 1111 Meridan Rd City Jamesville Borrower Lisa Owner of Public Record Lisa & Andrew
State NY Zip Code 13078
County Onondaga
Legal Description D farms X lot XX deed XXXX page XX
Assessor's Parcel # 072.-01-13.0 Tax Year 2024 R.E. Taxes \$ 9,577
Neighborhood Name Town Of Dewitt Map Reference XXXX Census Tract 0XXX.00 HOA
Occupant X Owner Tenant Vacant Special Assessments \$ 0 PUD \$ 0 per year per month
Property Rights Appraised X Fee Simple Leasehold Other (describe)
Assignment Type Purchase Transaction X Refinance Transaction Other (describe)
Lender/Client Credit Union Address 120 F Street, Watertown, NY 13601
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes X No
Report data source(s) used, offering price(s), and date(s). cnymls no listings found.

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Table with columns: Neighborhood Characteristics, One-Unit Housing Trends, One-Unit Housing, Present Land Use %
Location Urban X Suburban Rural Property Values Increasing X Stable Declining PRICE AGE One-Unit 70 %
Built-Up X Over 75% 25-75% Under 25% Demand/Supply Shortage X In Balance Over Supply \$ (000) (yrs) 2-4 Unit 10 %
Growth Rapid X Stable Slow Marketing Time Under 3 mths X 3-6 mths Over 6 mths 75 Low 1 Multi-Family 5 %
Neighborhood Boundaries Route 5 north, route 481 south, rt 481 east and city of syracuse line west. 750 High 225 Commercial 5 %
General boundaries the market east of syracuse city town of dewitt. 350 Pred. 40 Other 10 %
Neighborhood Description See attached addenda.

SITE

Market Conditions (including support for the above conclusions) THE MARKET IS GENERALLY IN BALANCE. DEMAND/SUPPLY GENERALLY IN BALANCE. TYPICAL MARKETING PERIODS OF 0-180 DAYS ARE COMMON. THE SUBJECT HAS EASY ACCESS TO MOST MARKET ASSOCIATED AMENITIES, PARKS, SCHOOLS, NOISE AND VIEW ARE COMMON.
Dimensions 85x114.36x90x119.53 Area 9583 sf Shape rectangular View N;Res;
Specific Zoning Classification r-1 Zoning Description state code (r-1) class code r-210 single family residential
Zoning Compliance X Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? X Yes No If No, describe single family residential.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity X Water X Street PAVED ASPHALT X
Gas X Sanitary Sewer X Alley NONE
FEMA Special Flood Hazard Area Yes X No FEMA Flood Zone X FEMA Map # 3XXXXC0XXF FEMA Map Date 11/04/2016
Are the utilities and off-site improvements typical for the market area? X Yes No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes X No If Yes, describe
NONE NOTED AT THE TIME OF INSPECTION.

IMPROVEMENTS

Table with columns: General Description, Foundation, Exterior Description materials/condition, Interior materials/condition
Units X One One with Accessory Unit Concrete Slab Crawl Space Foundation Walls BLOCK/AVG Floors HW/Cer/ avg good
# of Stories 2 Full Basement X Partial Basement Exterior Walls vinyl/brick/avg Walls DRYW/AVG
Type X Det. Att. S-Det./End Unit Basement Area 840 sq.ft. Roof Surface asp/good Trim/Finish WOOD/AVG
X Existing Proposed Under Const. Basement Finish 90 % Gutters & Downspouts alum/good Bath Floor ceramic vinyl/avg
Design (Style) split col Outside Entry/Exit Sump Pump Window Type dbl hun case avg Bath Wainscot ceram/fglass avg
Year Built 1969 Evidence of Infestation Storm Sash/Insulated COMBO AVG Car Storage None
Effective Age (Yrs) 20 Dampness Settlement Screens COMBO AVG X Driveway # of Cars 4
Attic None Heating X FWA HWBB Radiant Amenities X Woodstove(s) # 1 Driveway Surface paved
Drop Stair Stairs Other Fuel Nat Gas X Fireplace(s) # 2 Fence NONE X Garage # of Cars 2
Floor X Scuttle Cooling X Central Air Conditioning X Patio/Deck deck X Porch covered Carport # of Cars 0
Finished Heated Individual X Other wall ac Pool NONE Other none X Att. Det. Built-in
Appliances X Refrigerator X Range/Oven X Dishwasher X Disposal X Microwave X Washer/Dryer Other (describe)
Finished area above grade contains: 9 Rooms 4 Bedrooms 2.1 Bath(s) 2,512 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). typical insulation items.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeied-six to ten years ago;Bathrooms-updated-six to ten years ago;some modern appeal and amenity.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes X No If Yes, describe none noted
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? X Yes No If No, describe
THE DWELLING IS TYPICAL OF ITS MARKET AREA.

# Uniform Residential Appraisal Report

File # 102XXXX

There are **2** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 359,900 to \$ 379,000  
 There are **3** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 362,000 to \$ 400,000

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	XXXX M Rd Jamesville, NY 13078	XXXX M Rd Jamesville, NY 13078	XXXX D Dr Jamesville, NY 13078	XXXX W Ter Jamesville, NY 13078
Proximity to Subject		0.05 miles E	0.03 miles SE	0.08 miles S
Sale Price	\$	\$ 400,000	\$ 362,000	\$ 392,500
Sale Price/Gross Liv. Area	\$ 173.96 sq.ft.	\$ 171.38 sq.ft.	\$ 159.05 sq.ft.	\$ 148.45 sq.ft.
Data Source(s)		GENRIS #SXXXXX;DOM 12	cnymIs#sXXXXX;DOM 5	cnymIs#sXXXXX;DOM 3
Verification Source(s)		PublicRec/Realist	Onondaga County Clerk	Onondaga County Clerk
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment	DESCRIPTION +(-) \$ Adjustment
Sales or Financing		ArmLth	0 ArmLth	0 ArmLth
Concessions		Conv;0	0 Conv;0	0 Conv;0
Date of Sale/Time		s03/24;c01/24	0 s08/23;c06/23	0 s07/24;c05/24
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	FEE SIMPLE	FEE SIMPLE
Site	9583 sf	10,019 sf	0 10019 sf	0 10019 sf
View	N;Res;	N;Res;	N;Res;	N;Res;
Design (Style)	DT2;split col	DT2;Colonial	0 DT2;colonial	0 DT2;colonial
Quality of Construction	Q4	Q4	Q4	Q4
Actual Age	55	51	0 58	0 56
Condition	C3	C3	C3	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	9 4 2.1	11 4 2.1	0 11 4 2.1	0 10 4 3.0
Gross Living Area	2,512 sq.ft.	2,334 sq.ft. +4,450	2,276 sq.ft. +5,900	2,644 sq.ft. -3,300
Basement & Finished	840sf756sfwo	1216sf608sfin	0 900sf0sfin	0 1000sf800sfin
Rooms Below Grade	1rr0br1.0ba1o	1rr0br0.0ba0o +3,500	+10,000	1rr1br0.0ba0o +4,000
Functional Utility	typical/standard	Average	0 typical/standard	typical/standard
Heating/Cooling	fwa/c ac	FHA/CenAir	0 fwa/ac	0 fwa/ac
Energy Efficient Items	typical items	None noted	0 typical items	typical items
Garage/Carport	2ga4dw	2ga2dw	0 2ga2dw	0 2ga2dw
Porch/Patio/Deck	deck cov por	Porch,Deck,Patio -2,500	deck por patio -2,500	porch deck 0
Fireplace/Woodstove	2 fps	1 fp +3,500	1 fp +3,500	1 FP +3,500
other amenity	none	None	none	none
other amenity	JD schools	JD schools	JD schools	JD schools
Net Adjustment (Total)		X + - \$ 8,950	X + - \$ 16,900	X + - \$ 3,200
Adjusted Sale Price of Comparables		Net Adj. 2.2 % Gross Adj. 3.5 % \$ 408,950	Net Adj. 4.7 % Gross Adj. 6.0 % \$ 378,900	Net Adj. 0.8 % Gross Adj. 3.0 % \$ 395,700

SALES COMPARISON APPROACH

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain: No sales for the subject 1-36 months, sale#1 sold 12/26/2023 for \$405,000.00, all terms typical.

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
 Data Source(s) Public Records  
 My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.  
 Data Source(s) County ASSESSOR/REAL-INFO/MLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer		12/26/2023		
Price of Prior Sale/Transfer		\$405,000		
Data Source(s)	Public Records	PublicRec/Realist	Public Records	Public Records
Effective Date of Data Source(s)	07/31/2024	07/31/2024	07/31/2024	07/31/2024

Analysis of prior sale or transfer history of the subject property and comparable sales: No sales for the subject 1-36 months, sale#1 sold 12/26/2023 for \$405,000.00, all terms typical.

Summary of Sales Comparison Approach: See attached addenda. See comments for gla adjustments and how they were arrived at.

Indicated Value by Sales Comparison Approach \$ 396,000  
 Indicated Value by: Sales Comparison Approach \$ 396,000 Cost Approach (if developed) \$ 399,807 Income Approach (if developed) \$

THE SALES COMPARISON METHOD WAS USED PRIMARILY FOR ANALYSIS. COST SUPPORTS BUT IS LIMITED, INCOME OT WARRANTED. All comparable net adjustments positive and noted based upon the subjects superior gla and other amenity. Search expanded to balance the negatove/positive net adjustments, none were found to do so. Sales do well reconc ile a value for the subject.

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 396,000 ,as of 07/31/2024 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

# Uniform Residential Appraisal Report

2XXXXXX  
File # 1XXXXX

See attached addenda.

ADDITIONAL COMMENTS

### COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) SITE VALUE WAS OBTAINED RESEARCHING THE ASSESSOR'S OFFICE. THERE WAS NOT SUFFICIENT DATA AVAILABLE FROM THE MLS IN THIS AREA. ESTIMATED SITE VALUE \$40,000.00

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$	40,000
Source of cost data <b>MARSHALL &amp; SWIFT</b>	DWELLING	2,512 Sq.Ft. @ \$	160.00	=\$ 401,920
Quality rating from cost service <b>AVG</b> Effective date of cost data <b>07/24</b>	basement	840 Sq.Ft. @ \$	40.00	=\$ 33,600
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	other amenity			=\$ 20,000
REMAINING LIFESPAN 60+- YEARS. COST APPROACH	Garage/Carport	440 Sq.Ft. @ \$	30.00	=\$ 13,200
CALCULATIONS OBTAINED VIA MARSHALL & SWIFT COST MANUAL.	Total Estimate of Cost-New			=\$ 468,720
	Less Physical Functional External			
	Depreciation	133,913		= \$( 133,913)
	Depreciated Cost of Improvements			=\$ 334,807
	"As-is" Value of Site Improvements			=\$ 25,000
Estimated Remaining Economic Life (HUD and VA only) <b>60 Years</b>	INDICATED VALUE BY COST APPROACH			=\$ 399,807

INCOME

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ **X** Gross Rent Multiplier = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion.

Does the project contain any multi-dwelling units?  Yes  No Data Source

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

# Uniform Residential Appraisal Report

2407120001  
File # 10233404

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

2407120001  
File # 10233404

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

# Uniform Residential Appraisal Report

2407120001  
File # 10233404

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature and Report

Effective Date of Appraisal

State Certification #

or State License #

or Other (describe)

State

Expiration Date of Certification or License

**ADDRESS OF PROPERTY APPRAISED**

XXXX M Rd

Jamesville, NY 13078

APPRAISED VALUE OF SUBJECT PROPERTY \$

LENDER/CLIENT

Name

Company Name

Company Address

Email Address

JAMES P XXXXXX

*[Handwritten Signature]*

James P. XXXXXX DBA Mass Appraisal

9 K Dr.

Sandy Creek, NY 13145

3155551111

CR1@VERIZON.NET

08/05/2024

07/31/2024

45XXXXXXXXXX

State #

11/02/2024

396,000

Credit Union

120 F Street, Watertown, NY 13601

cr1@v erizon. net

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

**SUBJECT PROPERTY**

Did not inspect subject property

Did inspect exterior of subject property from street

Date of Inspection

Did inspect interior and exterior of subject property

Date of Inspection

**COMPARABLE SALES**

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection

# Uniform Underwriting and Transmittal Summary

## I. Borrower and Property Information

Borrower Name LISA WXXXX      Occupancy Status  Primary Residence      Sales Price \$ \_\_\_\_\_  
 Total # of Borrowers 1       Second Home      Appraised Value \$ 396,000.00  
 Property Address XXXX MXXXXX ROAD, JAMESVILLE, NY       Investment Property

**13078**

- |   |  |   |
|---|--|---|
| <b>Property Type</b><br><input checked="" type="checkbox"/> 1 unit<br><input type="checkbox"/> 2 units<br><input type="checkbox"/> 3 units<br><input type="checkbox"/> 4 units<br><input type="checkbox"/> Condominium<br><input type="checkbox"/> PUD <input type="checkbox"/> Co-op<br><input type="checkbox"/> Manufactured Housing<br><input type="checkbox"/> Single Wide <input type="checkbox"/> Multiwide | <b>Project Classification</b><br>Freddie Mac<br><input type="checkbox"/> Streamlined Review<br><input type="checkbox"/> Established Project<br><input type="checkbox"/> New Project<br><input type="checkbox"/> Detached Project<br><input type="checkbox"/> 2- to 4-unit Project<br><input type="checkbox"/> Exempt from Review<br><input type="checkbox"/> Reciprocal Review | Fannie Mae<br><input type="checkbox"/> E Established PUD Project<br><input type="checkbox"/> F New PUD Project<br><input type="checkbox"/> P Limited Review - New Condo Project<br><input type="checkbox"/> Q Limited Review - Established Condo Project<br><input type="checkbox"/> R Full Review - New Condo Project<br><input type="checkbox"/> S Full Review - Established Condo Project<br><input type="checkbox"/> T Fannie Mae Review through PERS - Condo Project<br><input type="checkbox"/> U FHA-approved Condo Project<br><input type="checkbox"/> V Condo Project Review Waived<br><input type="checkbox"/> 1 Full Review - Co-op Project<br><input type="checkbox"/> 2 Fannie Mae Review through PERS - Co-op Project |
|---|--|---|

**Property Rights**  
 Fee Simple  
 Leasehold

Project Name \_\_\_\_\_ Fannie Mae Condo Project Manager™ Project ID# (if any) \_\_\_\_\_

## II. Mortgage Information

<b>Loan Type</b> <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> USDA/RD	<b>Amortization Type</b> <input checked="" type="checkbox"/> Fixed-Rate—Monthly Payments <input type="checkbox"/> Fixed-Rate—Biweekly Payments <input type="checkbox"/> Balloon <input type="checkbox"/> ARM (type) <input type="checkbox"/> Other (specify) _____	<b>Loan Purpose</b> <input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Cash-Out Refinance <input type="checkbox"/> Limited Cash-Out Refinance (Fannie) <input type="checkbox"/> No Cash-Out Refinance (Freddie) <input type="checkbox"/> Home Improvement <input type="checkbox"/> Construction Conversion/Construction to Permanent	<b>Lien Position</b> <input checked="" type="checkbox"/> First Mortgage Amount of Subordinate Financing \$ _____ (If HELOC, include balance and credit limit) <input type="checkbox"/> Second Mortgage
---	---	---	---

### Note Information

Loan Amount \$ 225,000.00  
 Note Rate 6.625 %  
 Loan Term (in months) 360

### Mortgage Originator

Seller  
 Broker  
 Correspondent  
 Broker/Correspondent Name and Company Name: \_\_\_\_\_

### Temporary Buydown

Yes  
 No  
 Terms \_\_\_\_\_

## III. Underwriting Information

Underwriter's Name SXXX PXXXXXX      Appraiser's Name/License # \_\_\_\_\_ / \_\_\_\_\_      Appraisal Company Name \_\_\_\_\_

### Stable Monthly Income

Borrower 1	\$ <u>7,432.50</u>
Borrower 2	\$ _____
Borrower 3	\$ _____
Borrower 4	\$ _____
Other Borrowers (5+)	\$ _____
Rental Income - subject property	\$ _____
Net Rental Income - other properties	\$ _____
Total Borrower Income	\$ <u>7,432.50</u>

At least one borrower is self-employed

**Loan-to-Value Ratios**  
 LTV 56.819 %  
 CLTV/TLTV 56.819 %  
 HCLTV/HTLTV 56.819 %

### Proposed Monthly Payment for the Property

First Mortgage P&I	\$ <u>1,440.70</u>
Subordinate Lien (s) P&I	\$ _____
Homeowner's Insurance	\$ <u>98.00</u>
Supplemental Property Insurance	\$ _____
Property Taxes	\$ <u>325.72</u>
Mortgage Insurance	\$ _____
Association/Project Dues (Condo, Co-Op, PUD)	\$ _____
Other	\$ <u>455.70</u>
Total	\$ <u>2,320.12</u>

### Qualifying Ratios

Primary Housing Expense/Income 31.216 %  
 Total Obligations/Income(DTI) 32.534 %

### Level of Property Review

Exterior/Interior  
 Exterior Only  
 No Appraisal  
 Form Number \_\_\_\_\_

All Other Monthly Payments Used in Qualifying \$ 98.00

### Qualifying Rate

Rate Used for Qualifying 6.625 %  
 Initial Bought-Down Rate \_\_\_\_\_ %  
 Other \_\_\_\_\_ %

Escrow (T&I)  Yes  No

### Borrower Funds to Close

Required \$ (908.14)  
 Verified Assets \$ \_\_\_\_\_

No. of Months Reserves 0.13

### Risk Assessment

Manual Underwriting  
 AUS  
 DU     LPA     Other

### Affordable Housing Initiative

Yes  No

Interested Party Contributions \_\_\_\_\_ %

### Homeownership Education Certificate in File

Yes  No

**APPROVE/ELIGIBLE**

AUS Recommendation \_\_\_\_\_  
 DU Case ID/LP AUS Key# 16XXXXXXX /  
 LPA Doc Class (Freddie) \_\_\_\_\_  
 Representative Credit/Indicator Score \_\_\_\_\_

### Underwriter Comments

PHOTOS AND APPRAISERS' COMMENTARY SUPPORT CONDITION OF PROPERTY.

## IV. Seller and Contact Information

Seller Name \_\_\_\_\_ Contact Name \_\_\_\_\_ Contact Phone Number \_\_\_\_\_  
 Seller Address \_\_\_\_\_ Contact Title \_\_\_\_\_  
 Seller No \_\_\_\_\_ Investor Loan No \_\_\_\_\_  
 Seller Loan No 2XXXX

# Declaración de Cierre

Este formulario es una declaración sobre los términos y condiciones finales del préstamo y los costos de cierre. Compare este documento con su Estimación de Préstamo.

## Información sobre el cierre

**Fecha de emisión** 4/15/2013  
**Fecha de cierre** 4/15/2013  
**Fecha de desembolso** 4/15/2012  
**Agente a cargo de la operación de cierre** Epsilon Title Co.  
**N.º de Archivo** 12-3456  
**Inmueble** 456 Somewhere Ave  
Anytown, ST 12345  
**Precio de venta** \$180,000

## Información sobre la transacción

**Deudor** Michael Jones and Mary Stone  
123 Anywhere Street  
Anytown, ST 12345  
**Vendedor** Steve Cole and Amy Doe  
321 Somewhere Drive  
Anytown, ST 12345  
**Prestamista** Ficus Bank

## Información sobre el préstamo

**Plazo del préstamo** 30 años  
**Finalidad** Adquisición por compra  
**Producto** Tasa fija  
**Tipo de préstamo**  Convencional  FHA  
 VA  \_\_\_\_\_  
**N.º del préstamo** 123456789  
**N.º de MIC** 000654321

## Términos del préstamo

### ¿Puede aumentar este monto después del cierre?

<b>Monto del préstamo</b>	\$162,000	<b>NO</b>
<b>Tasa de interés</b>	3.875%	<b>NO</b>
<b>Pago mensual de intereses y capital</b> <i>Consulte la sección de pagos proyectados para saber el total estimado de su pago mensual</i>	\$761.78	<b>NO</b>
<b>Multa por pago anticipado</b>	<b>SÍ</b>	• Hasta \$3,240 si usted paga el préstamo en su totalidad durante los primeros 2 años
<b>Cuota extraordinaria</b>	<b>NO</b>	

### ¿Tiene el préstamo estas características?

## Pagos proyectados

Cálculo de los pagos	Años 1 a 7	Años 8 a 30
Capital e intereses	\$761.78	\$761.78
Seguro hipotecario	+ 82.35	+ —
Depósito estimado para impuestos y seguros de la vivienda <i>El monto puede aumentar con el paso del tiempo</i>	+ 206.13	+ 206.13
<b>Pago total mensual estimado</b>	<b>\$1,050.26</b>	<b>\$967.91</b>

## Impuestos, seguro y evaluaciones estimados

*El monto puede aumentar con el paso del tiempo. Consulte los detalles en la página 4.*

\$356.13  
por mes

### Esta estimación incluye

- Impuestos sobre la propiedad
- Seguro de la vivienda
- Otro: Obligaciones de la Asociación de Propietarios

*Consulte en la página 4 los detalles de la cuenta de depósito para impuestos y seguros. Deberá pagar por separado los demás costos.*

### ¿En depósito?

**SÍ**  
**SÍ**  
**NO**

## Costos al momento del cierre

<b>Costos de cierre</b>	\$9,712.10	Incluye \$4,694.05 por costos del préstamo + \$5,018.05 por otros costos – \$0 por créditos del prestamista. <i>Consulte los detalles en la página 2.</i>
<b>Dinero en efectivo para el cierre</b>	\$14,147.26	Incluye costos de cierre. <i>Consulte los detalles en Cálculo del dinero en efectivo para el cierre en la página 3.</i>

## Detalles de los costos de cierre

Costos del préstamo	Pagados por el deudor		Pagados por el vendedor		Pagados por otros
	Al cierre	Antes del cierre	Al cierre	Antes del cierre	
<b>A. Gastos por tramitación</b>	<b>\$1,802.00</b>				
01 0.25 % del monto del préstamo (Puntos)	\$405.00				
02 Cargo por el estudio del crédito	\$1,097.00				
03 Cargo por la solicitud del préstamo	\$300.00				
04					
05					
06					
07					
08					
<b>B. Servicios que el deudor no contrato</b>	<b>\$236.55</b>				
01 Cargo por control de zonas de inundación para Info Co.	\$31.75				
02 Cargo por determinación de zonas de inundación para Info Co.	\$20.00				
03 Cargo por fiscalización tributaria para Info Co.	\$75.00				
04 Cargo por informe de crédito para Information Inc		\$29.80			
05 Cargo por investigación sobre situación tributaria para Info Co.	\$45.00				
06 Cargo por valoración de la vivienda para John Smith Appraisers Inc.					\$405.00
07					
08					
09					
<b>C. Servicios que el deudor contrato</b>	<b>\$2,655.50</b>				
01 Cargo por inspección de plagas para Pests Co.	\$120.50				
02 Cargo por peritaje (suelos) para Surveys Co.	\$85.00				
03 Título – Estudio de títulos de propiedad para Epsilon Title Co.	\$800.00				
04 Título – Garantía provisional de seguro del título de propiedad para Epsilon Title Co.	\$650.00				
05 Título – Honorarios del agente a cargo de la operación del título de inmueble para Epsilon Title Co.	\$500.00				
06 Título – Póliza del prestamista para Epsilon Title Co.	\$500.00				
07					
<b>D. COSTOS TOTALES DEL PRÉSTAMO (pagados por el deudor)</b>	<b>\$4,694.05</b>				
Subtotales de los costos del préstamo (A + B + C)	\$4,664.25	\$29.80			
<b>Otros costos</b>					
<b>E. Impuestos y otros cargos gubernamentales</b>	<b>\$85.00</b>				
01 Costos de registro y otros impuestos por registro del título de Inmueble: \$40.00 Hipoteca: \$45.00	\$85.00				
02 Impuesto a las transferencias estatales para Any State			\$950.00		
<b>F. Pagos anticipados</b>	<b>\$2,120.80</b>				
01 Impuestos sobre la propiedad (6 meses) para Any County USA	\$631.80				
02 Pago anticipado de intereses (\$17.44 por día del 4/15/13 al 5/1/13)	\$279.04				
03 Prima del seguro de hipoteca ( meses)					
04 Prima del seguro de la vivienda ( 12 meses) para Info Co.	\$1,209.96				
05					
<b>G. Pago inicial de la cuenta en depósito para impuestos y seguros de la vivienda</b>	<b>\$412.25</b>				
01 Impuestos sobre la propiedad de \$105.30 por mes, durante 2 meses	\$201.66				
02 Seguro de hipoteca de por mes, durante meses					
03 Seguro de la vivienda de \$100.83 por mes, durante 2 meses	\$210.60				
04					
05					
06					
07 Ajuste acumulado	- 0.01				
<b>H. Otros</b>	<b>\$2,400.00</b>				
01 Aporte de capital de la HOA para HOA Acre Inc.	\$500.00				
02 Comisión de Bienes Raíces para Alpha Real Estate Broker			\$5,700.00		
03 Comisión de Bienes Raíces para Omega Real Estate Broker			\$5,700.00		
04 Tarifa de garantía de la vivienda para XYZ Warranty Inc.			\$450.00		
05 Tarifa de inspección de la vivienda para Engineers Inc.	\$750.00			\$750.00	
06 Tarifa de procesamiento de HOA para HOA Acre Inc.	\$150.00				
07 Título – Póliza del título de propiedad del propietario (opcional) para Epsilon Title Co.	\$1,000.00				
08					
<b>I. TOTAL DE OTROS COSTOS (pagados por el deudor)</b>	<b>\$5,018.05</b>				
Subtotales de otros costos (E + F + G + H)	\$5,018.05				
<b>J. TOTAL DE COSTOS DE CIERRE (pagados por el deudor)</b>	<b>\$9,712.10</b>				
Subtotales de costos de cierre (D + I)	\$9,682.30	\$29.80	\$12,800.00	\$750.00	\$405.00
Créditos del prestamista					

**Cálculo del dinero en efectivo para el cierre**

Utilice esta tabla para saber lo que ha cambiado en su Estimación de Préstamo.

	Estimación del Préstamo	Final	¿Esto cambió?
Total de costos de cierre (J)	\$8,054.00	\$9,712.10	<b>SÍ</b> • Consulte <b>Costos totales del préstamo (D)</b> y <b>Total de otros costos (I)</b>
Costos de cierre pagados antes del cierre	\$0	– \$29.80	<b>SÍ</b> • Pagó estos costos de cierre <b>antes del cierre</b>
Costos de cierre financiados (pagados del monto del préstamo)	\$0	\$0	<b>NO</b>
Pago inicial/Fondos del deudor	\$18,000.00	\$18,000.00	<b>NO</b>
Depósito	– \$10,000.00	– \$10,000.00	<b>NO</b>
Fondos para el deudor	\$0	\$0	<b>NO</b>
Créditos del vendedor	\$0	– \$2,500.00	<b>SÍ</b> • Consulte créditos del vendedor en la <b>sección L</b>
Ajustes y otros créditos	\$0	– \$1,035.04	<b>SÍ</b> • Consulte los detalles en las <b>secciones K y L</b>
<b>Dinero en efectivo para el cierre</b>	<b>\$16,054.00</b>	<b>\$14,147.26</b>	

**Resúmenes de transacciones**

Utilice esta tabla para ver el resumen de su transacción.

**TRANSACCIONES DEL DEUDOR**

<b>K. Pagaderos por el deudor al cierre</b>	<b>\$189,762.30</b>
01 Precio de venta de la propiedad	\$180,000.00
02 Precio de venta de cualquier propiedad personal incluida en la venta	
03 Costos de cierre pagados al cierre (J)	\$9,682.30
04	

**Ajustes**

05	
06	
07	

**Ajustes para los artículos pagados por el vendedor por anticipado**

08 Impuestos municipales	al	
09 Impuestos del condado	al	
10 Evaluaciones estimadas	al	
11		
12		
13		
14		
15		
16		

**L. Pagado por el deudor, o en su nombre, al cierre**

<b>\$175,615.04</b>	
01 Depósito	\$10,000.00
02 Monto del préstamo	\$162,000.00
03 Préstamos existentes atribuidos o adquiridos sujetos a	
04	
05 Crédito del vendedor	\$2,500.00

**Otros créditos**

06 Devolución de Epsilon Title Co.	\$750.00
07	

**Ajustes**

08	
09	
10	
11	

**Ajustes para los artículos no pagados por el vendedor**

12 Impuestos municipales del 1/1/13 al 4/14/13	\$365.04
13 Impuestos del condado	al
14 Evaluaciones estimadas	al
15	
16	
17	

**CÁLCULO**

Total pagado por el deudor al cierre (K)	\$189,762.30
Total pagado por el deudor, o en su nombre, al cierre (L)	– \$175,615.04

**Dinero en efectivo para el cierre** **Del Deudor**  **Para Deudor** **\$14,147.26****TRANSACCIONES DEL VENDEDOR**

<b>M. Pagaderos al vendedor al cierre</b>	<b>\$180,080.00</b>
01 Precio de venta de la propiedad	\$180,000.00
02 Precio de venta de cualquier propiedad personal incluida en la venta	
03	
04	
05	
06	
07	
08	

**Ajustes para los artículos pagados por el vendedor por anticipado**

09 Impuestos municipales	al	
10 Impuestos del condado	al	
11 Evaluaciones estimadas	al	
12		
13		
14		
15		
16		
17		

**N. Pagaderos por el vendedor al cierre**

<b>\$115,665.04</b>	
01 Depósito excedente	
02 Costos de cierre pagados al cierre (J)	\$12,800.00
03 Préstamos existentes atribuidos o adquiridos sujetos a	
04 Pago del primer préstamo hipotecario	\$100,000.00
05 Pago del segundo préstamo hipotecario	
06	

07	
08 Crédito del vendedor	\$2,500.00
09	
10	
11	
12	
13	

**Ajustes para los artículos no pagados por el vendedor**

14 Impuestos municipales del 1/1/13 al 4/14/13	\$365.04
15 Impuestos del condado	al
16 Evaluaciones estimadas	al
17	
18	
19	

**CÁLCULO**

Total pagado al vendedor al cierre (M)	\$180,080.00
Total pagado por el vendedor al cierre (N)	– \$115,665.04

**Dinero en efectivo** **Del Vendedor**  **Para Vendedor** **\$64,414.96**

## Información adicional sobre este préstamo

### Declaraciones del préstamo

#### Amortización negativa (aumento del monto del préstamo)

De acuerdo con los términos de su préstamo, usted

- debe realizar pagos mensuales programados que no incluyen todos los intereses adeudados para ese mes. Como consecuencia, el monto de su préstamo aumentará (amortización negativa) y posiblemente, será más alto que el monto original del préstamo. Los aumentos del monto de su préstamo disminuyen su participación en el patrimonio que usted tiene en este inmueble.
- puede tener pagos mensuales que no incluyan todos los intereses adeudados para ese mes. Si los tiene, el monto de su préstamo aumentará (amortización negativa) y, como consecuencia, puede ser más alto que el monto original del préstamo. Los aumentos del monto de su préstamo disminuyen su participación en el patrimonio que usted tiene en este inmueble.
- no incluye una característica de amortización negativa.

#### Característica de demanda

Su préstamo

- incluye una característica de demanda, que le permite a su prestamista exigir el pago anticipado del préstamo. Debe revisar su pagaré para obtener detalles.
- no incluye una característica de demanda.

#### Cuenta en depósito para impuestos y seguros de la vivienda

**Por ahora,** su préstamo

- tendrá una cuenta en depósito para impuestos y seguros de la vivienda (también llamada cuenta de "depósito en garantía" o cuenta de "fideicomiso") para pagar los costos de la propiedad que se detallan a continuación. Sin una cuenta en depósito para impuestos y seguros de la vivienda, usted pagaría estos costos directamente, tal vez en un pago grande o en dos pagos al año. Es posible que su prestamista sea responsable por las sanciones y los intereses que resulten de la falta de pago.

Con cuenta en depósito para impuestos y seguros de la vivienda		
Costos de la propiedad con una cuenta en depósito durante el primer año	\$2,473.56	Monto total estimado durante el primer año para sus costos de la propiedad con depósito: <i>Seguro de la vivienda</i> <i>Impuestos sobre la propiedad</i>
Costos de la propiedad sin una cuenta en depósito durante el primer año	\$1,800.00	Monto total estimado durante el primer año para sus costos de la propiedad sin depósito: <i>Obligaciones de la Asociación de Propietarios</i> Es posible que tenga que pagar otros costos de la propiedad.
Pago inicial para la cuenta en depósito	\$412.25	Respaldo para la cuenta en depósito que usted paga al cierre. Consulte la Sección G en la página 2.
Pago mensual para la cuenta en depósito	\$206.13	El monto incluido en su pago mensual total.

- no tendrá una cuenta de depósito porque  usted la rechazó  su prestamista no la ofrece. Usted debe pagar directamente los costos de la propiedad, como impuestos y el seguro de la vivienda. Comuníquese con su prestamista para preguntarle si su préstamo puede contar con una cuenta de depósito para impuestos y seguro de la vivienda.

Sin cuenta en depósito para impuestos y seguros de la vivienda		
Costos de la propiedad estimados durante el primer año		Monto total estimado durante el primer año. Usted debe pagar estos costos directamente, posiblemente en un pago grande o en dos pagos al año.
Comisión por renuncia a la cuenta en depósito		

#### En el futuro,

Es posible que los costos de la propiedad cambien y como consecuencia, su pago a la cuenta en depósito para impuestos y seguros de la vivienda podrá variar. Puede cancelar su cuenta en depósito, pero si lo hace, debe pagar sus costos de la propiedad directamente. Si no paga los impuestos sobre la propiedad, el estado o gobierno local pueden 1) imponer multas o sanciones o 2) imponer un embargo fiscal a esta propiedad. Si no paga ninguno de estos costos de la propiedad, su prestamista puede 1) agregar los montos al saldo de su préstamo, 2) agregar una cuenta en depósito a su préstamo o 3) exigirle que pague un seguro para la propiedad, que el prestamista adquiere en su nombre, y que tal vez tendrá un costo más alto y le brindará menos beneficios que el que podría adquirir por su cuenta.

## Declaraciones del préstamo

### Intereses de garantía

Se le otorga un interés de garantía en  
456 Somewhere Ave., Anytown, ST 12345

Usted puede perder esta propiedad si no cumple con sus pagos o con el resto de las obligaciones de este préstamo.

### Pago atrasado

Si su pago presenta un retraso de más de 15 días, le cobraremos un recargo de 5 % sobre el monto total de los intereses y el capital que paga mensualmente.

### Pagos parciales

Su prestamista

- aceptará pagos menores al monto total adeudado (pagos parciales) y se aplicarán a su préstamo.
- podrá mantenerlo en una cuenta separada hasta que cubra el resto del pago y luego aplicará el pago total a su préstamo.
- no acepta pagos parciales.

Si este préstamo se vende, es posible que su nuevo prestamista tenga una política diferente.

### Supuestos

Si usted vende o transfiere esta propiedad a otra persona su prestamista,

- permitirá, en determinadas condiciones, que esta persona asuma este préstamo con sus términos y condiciones originales.
- no permitirá que se asuma este préstamo con sus términos y condiciones originales.

## Cálculos del préstamo

<b>Pagos totales.</b> Total que habrá pagado después de haber hecho todos los pagos de capital, intereses, seguro hipotecario y costos del préstamo, según lo programado.	\$285,803.36
<b>Cargo financiero.</b> El monto en dólares que le costará el préstamo.	\$118,830.27
<b>Monto financiado.</b> El monto en dólares disponible después de que pague el cargo financiero inicial.	\$162,000.00
<b>Tasa porcentual anual (APR).</b> Sus costos durante el plazo del préstamo, expresados como una tasa. Esta no es su tasa de interés.	4.174%
<b>Total de intereses pagados (TIP).</b> El monto total de los intereses que pagará durante el plazo del préstamo, como porcentaje del monto total del préstamo.	69.46%

## Otras declaraciones

### Deducciones tributarias

Si adquiere una deuda mayor al valor de este inmueble, los intereses del monto del préstamo que sean superiores al valor real de mercado no se deducirán de sus impuestos federales sobre la renta. Debería consultar con un asesor fiscal para obtener más información.

### Detalles del contrato

Consulte su pagaré y su instrumento de garantía para obtener información sobre lo siguiente:

- ¿Qué sucede si no hace sus pagos?
- ¿Qué es un incumplimiento de pago del préstamo?
- Situaciones en que su prestamista puede exigirle que pague el préstamo por anticipado.
- Las reglas para realizar pagos antes de la fecha estipulada.

### Refinanciamiento

El refinanciamiento de este préstamo dependerá de su situación financiera futura, del valor de propiedad y de las condiciones del mercado. Es posible que no se le pueda refinar este préstamo.

### Responsabilidad luego de la ejecución de la hipoteca

Si su prestamista ejecuta la hipoteca sobre este inmueble y dicha ejecución no cubre el monto de saldo pendiente de este préstamo:

- la ley estatal puede protegerlo contra la responsabilidad de pagar el saldo pendiente. Si vuelve a financiar o adquiere otra deuda sobre este inmueble, puede perder esta protección y tendrá que pagar la deuda restante después de la ejecución de la hipoteca. Le recomendamos que consulte con un abogado para obtener más información.
- la ley estatal no lo protege contra la responsabilidad de pagar el saldo pendiente.

### Valoración de la vivienda

Si la propiedad tuvo una valoración para su préstamo, su prestamista debe proporcionarle una copia sin costo adicional, al menos tres días antes del cierre. Si aún no la ha recibido, comuníquese con su prestamista utilizando la información que se le brinda en la página 6.



**¿Tiene preguntas?** Si tiene preguntas sobre los términos y costos del préstamo que se establecen en este formulario, utilice la información a continuación. Para obtener más información o para presentar un reclamo, comuníquese con la Oficina para la Protección Financiera del Consumidor en [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing).

**Información de contacto**

	<b>Prestamista</b>	<b>Corredor hipotecario</b>	<b>Corredor inmobiliario (Deudor)</b>	<b>Corredor inmobiliario (Vendedor)</b>	<b>Agente a cargo de la operación de cierre</b>
<b>Nombre</b>	Ficus Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Epsilon Title Co.
<b>Dirección</b>	4321 Random Blvd. Somecity, ST 12340		789 Local Lane Sometown, ST 12345	987 Suburb Ct. Someplace, ST 12340	123 Commerce Pl. Somecity, ST 12344
<b>N.º de NMLS</b>					
<b>N.º de licencia de ST</b>			Z765416	Z61456	Z61616
<b>Contacto</b>	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold
<b>ID. de contacto de NMLS</b>	12345				
<b>ID. de contacto de licencia de ST</b>			P16415	P51461	PT1234
<b>Correo electrónico</b>	joesmith@ ficusbank.com		sam@omegare.biz	joe@alphare.biz	sarah@ epsilontitle.com
<b>Teléfono</b>	123-456-7890		123-555-1717	321-555-7171	987-555-4321

**Confirmación de recepción**

Al firmar, usted solo confirma que ha recibido este formulario. No es necesario que acepte este préstamo por el hecho de haber firmado o recibido este formulario.

Firma del solicitante

Fecha

Firma del cosolicitante

Fecha

# 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** 4/15/2013  
**Closing Date** 4/15/2013  
**Disbursement Date** 4/15/2013  
**Settlement Agent** Epsilon Title Co.  
**File #** 12-3456  
**Property** 456 Somewhere Ave  
 Anytown, ST 12345  
**Sale Price** \$180,000

## Transaction Information

**Borrower** Michael Jones and Mary Stone  
 123 Anywhere Street  
 Anytown, ST 12345  
**Seller** Steve Cole and Amy Doe  
 321 Somewhere Drive  
 Anytown, ST 12345  
**Lender** Ficus Bank

## Loan Information

**Loan Term** 30 years  
**Purpose** Purchase  
**Product** Fixed Rate  
**Loan Type**  Conventional  FHA  
 VA  \_\_\_\_\_  
**Loan ID #** 123456789  
**MIC #** 000654321

Loan Terms	Can this amount increase after closing?	
<b>Loan Amount</b>	\$162,000	<b>NO</b>
<b>Interest Rate</b>	3.875%	<b>NO</b>
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	<b>NO</b>
<b>Prepayment Penalty</b>	<b>Does the loan have these features?</b> <b>YES</b> • As high as \$3,240 if you pay off the loan during the first 2 years	
<b>Balloon Payment</b>	<b>NO</b>	

Projected Payments	Years 1-7	Years 8-30
<b>Payment Calculation</b>		
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82.35	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206.13	+ 206.13
<b>Estimated Total Monthly Payment</b>	<b>\$1,050.26</b>	<b>\$967.91</b>
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time See page 4 for details</i>	\$356.13 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i> <b>In escrow?</b> <b>YES</b> <b>YES</b> <b>NO</b>

Costs at Closing	
<b>Closing Costs</b>	\$9,712.10 Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details.</i>
<b>Cash to Close</b>	\$14,147.26 Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

# Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>	<b>\$1,802.00</b>				
01 0.25 % of Loan Amount (Points)	\$405.00				
02 Application Fee	\$300.00				
03 Underwriting Fee	\$1,097.00				
04					
05					
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>	<b>\$236.55</b>				
01 Appraisal Fee to John Smith Appraisers Inc.					\$405.00
02 Credit Report Fee to Information Inc.		\$29.80			
03 Flood Determination Fee to Info Co.	\$20.00				
04 Flood Monitoring Fee to Info Co.	\$31.75				
05 Tax Monitoring Fee to Info Co.	\$75.00				
06 Tax Status Research Fee to Info Co.	\$80.00				
07					
08					
09					
10					
<b>C. Services Borrower Did Shop For</b>	<b>\$2,655.50</b>				
01 Pest Inspection Fee to Pests Co.	\$120.50				
02 Survey Fee to Surveys Co.	\$85.00				
03 Title – Insurance Binder to Epsilon Title Co.	\$650.00				
04 Title – Lender’s Title Insurance to Epsilon Title Co.	\$500.00				
05 Title – Settlement Agent Fee to Epsilon Title Co.	\$500.00				
06 Title – Title Search to Epsilon Title Co.	\$800.00				
07					
08					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$4,694.05</b>				
Loan Costs Subtotals (A + B + C)	\$4,664.25	\$29.80			
<b>Other Costs</b>					
<b>E. Taxes and Other Government Fees</b>	<b>\$85.00</b>				
01 Recording Fees Deed: \$40.00 Mortgage: \$45.00	\$85.00				
02 Transfer Tax to Any State			\$950.00		
<b>F. Prepays</b>	<b>\$2,120.80</b>				
01 Homeowner’s Insurance Premium ( 12 mo.) to Insurance Co.	\$1,209.96				
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest ( \$17.44 per day from 4/15/13 to 5/1/13 )	\$279.04				
04 Property Taxes ( 6 mo.) to Any County USA	\$631.80				
05					
<b>G. Initial Escrow Payment at Closing</b>	<b>\$412.25</b>				
01 Homeowner’s Insurance \$100.83 per month for 2 mo.	\$201.66				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$105.30 per month for 2 mo.	\$210.60				
04					
05					
06					
07					
08 Aggregate Adjustment	- 0.01				
<b>H. Other</b>	<b>\$2,400.00</b>				
01 HOA Capital Contribution to HOA Acre Inc.	\$500.00				
02 HOA Processing Fee to HOA Acre Inc.	\$150.00				
03 Home Inspection Fee to Engineers Inc.	\$750.00			\$750.00	
04 Home Warranty Fee to XYZ Warranty Inc.			\$450.00		
05 Real Estate Commission to Alpha Real Estate Broker			\$5,700.00		
06 Real Estate Commission to Omega Real Estate Broker			\$5,700.00		
07 Title – Owner’s Title Insurance (optional) to Epsilon Title Co.	\$1,000.00				
08					
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$5,018.05</b>				
Other Costs Subtotals (E + F + G + H)	\$5,018.05				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$9,712.10</b>				
Closing Costs Subtotals (D + I)	\$9,682.30	\$29.80	\$12,800.00	\$750.00	\$405.00
Lender Credits					

## 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)	\$8,054.00	\$9,712.10	<b>YES</b> • See <b>Total Loan Costs (D)</b> and <b>Total Other Costs (I)</b>
Closing Costs Paid Before Closing	\$0	– \$29.80	<b>YES</b> • You paid these Closing Costs <b>before closing</b>
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	<b>NO</b>
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	<b>NO</b>
Deposit	– \$10,000.00	– \$10,000.00	<b>NO</b>
Funds for Borrower	\$0	\$0	<b>NO</b>
Seller Credits	\$0	– \$2,500.00	<b>YES</b> • See Seller Credits in <b>Section L</b>
Adjustments and Other Credits	\$0	– \$1,035.04	<b>YES</b> • See details in <b>Sections K and L</b>
<b>Cash to Close</b>	\$16,054.00	\$14,147.26	

## Summaries of Transactions

Use this table to see a summary of your transaction.

### BORROWER'S TRANSACTION

#### K. Due from Borrower at Closing **\$189,762.30**

01	Sale Price of Property	\$180,000.00
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	\$9,682.30
04		

#### Adjustments

05		
06		
07		

#### Adjustments for Items Paid by Seller in Advance

08	City/Town Taxes	to	
09	County Taxes	to	
10	Assessments	to	
11	HOA Dues	4/15/13 to 4/30/13	\$80.00
12			
13			
14			
15			

#### L. Paid Already by or on Behalf of Borrower at Closing **\$175,615.04**

01	Deposit	\$10,000.00
02	Loan Amount	\$162,000.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		

05	Seller Credit	\$2,500.00
----	---------------	------------

#### Other Credits

06	Rebate from Epsilon Title Co.	\$750.00
07		

#### Adjustments

08		
09		
10		
11		

#### Adjustments for Items Unpaid by Seller

12	City/Town Taxes	1/1/13 to 4/14/13	\$365.04
13	County Taxes	to	
14	Assessments	to	
15			
16			
17			

### CALCULATION

Total Due from Borrower at Closing (K)	\$189,762.30
Total Paid Already by or on Behalf of Borrower at Closing (L)	– \$175,615.04

**Cash to Close**  **From**  **To Borrower** **\$14,147.26**

### SELLER'S TRANSACTION

#### M. Due to Seller at Closing **\$180,080.00**

01	Sale Price of Property	\$180,000.00
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	HOA Dues	4/15/13 to 4/30/13	\$80.00
13			
14			
15			
16			

#### N. Due from Seller at Closing **\$115,665.04**

01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$12,800.00
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	\$100,000.00
05	Payoff of Second Mortgage Loan	

06		
07		
08	Seller Credit	\$2,500.00
09		

10		
11		
12		
13		

#### Adjustments for Items Unpaid by Seller

14	City/Town Taxes	1/1/13 to 4/14/13	\$365.04
15	County Taxes	to	
16	Assessments	to	
17			
18			
19			

### CALCULATION

Total Due to Seller at Closing (M)	\$180,080.00
Total Due from Seller at Closing (N)	– \$115,665.04

**Cash**  **From**  **To Seller** **\$64,414.96**

# Additional Information About This Loan

## 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 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

### 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 (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

### Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

### Security Interest

You are granting a security interest in  
456 Somewhere Ave., Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

### 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	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: <i>Homeowner's Insurance</i> <i>Property Taxes</i>
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: <i>Homeowner's Association Dues</i>  You may have other property costs.
Initial Escrow Payment	\$412.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

- will not have an escrow account because  you declined it  your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

## Loan Calculations

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$285,803.36
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$118,830.27
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$162,000.00
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	4.174%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	69.46%



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

## Other Disclosures

### Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

### 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.

### Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

## Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
<b>Name</b>	Ficus Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Epsilon Title Co.
<b>Address</b>	4321 Random Blvd. Somecity, ST 12340		789 Local Lane Sometown, ST 12345	987 Suburb Ct. Someplace, ST 12340	123 Commerce Pl. Somecity, ST 12344
<b>NMLS ID</b>					
<b>ST License ID</b>			Z765416	Z61456	Z61616
<b>Contact</b>	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold
<b>Contact NMLS ID</b>	12345				
<b>Contact ST License ID</b>			P16415	P51461	PT1234
<b>Email</b>	joesmith@ ficusbank.com		sam@omegare.biz	joe@alphare.biz	sarah@ epsilontitle.com
<b>Phone</b>	123-456-7890		123-555-1717	321-555-7171	987-555-4321

## 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

## Loan Estimate

**DATE ISSUED** 2/15/2013  
**APPLICANTS** Michael Jones and Mary Stone  
 123 Anywhere Street  
 Anytown, ST 12345  
**PROPERTY** 456 Somewhere Avenue  
 Anytown, ST 12345  
**SALE PRICE** \$180,000

**LOAN TERM** 30 years  
**PURPOSE** Purchase  
**PRODUCT** Fixed Rate  
**LOAN TYPE**  Conventional  FHA  VA  \_\_\_\_\_  
**LOAN ID #** 123456789  
**RATE LOCK**  NO  YES, until 4/16/2013 at 5:00 p.m. EDT  
*Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/4/2013 at 5:00 p.m. EDT*

Loan Terms		Can this amount increase after closing?
<b>Loan Amount</b>	\$162,000	<b>NO</b>
<b>Interest Rate</b>	3.875%	<b>NO</b>
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	<b>NO</b>
<b>Does the loan have these features?</b>		
<b>Prepayment Penalty</b>	<b>YES</b> • As high as \$3,240 if you pay off the loan during the first 2 years	
<b>Balloon Payment</b>	<b>NO</b>	

Projected Payments		
Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206	+ 206
<b>Estimated Total Monthly Payment</b>	<b>\$1,050</b>	<b>\$968</b>
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time</i>	\$206 a month	<b>This estimate includes</b> <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>
		<b>In escrow?</b> <b>YES</b> <b>YES</b>

Costs at Closing	
<b>Estimated Closing Costs</b>	\$8,054 Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. See page 2 for details.
<b>Estimated Cash to Close</b>	\$16,054 Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.



## Additional Information About This Loan

**LENDER** Ficus Bank  
**NMLS/\_\_\_ LICENSE ID**  
**LOAN OFFICER** Joe Smith  
**NMLS/\_\_\_ LICENSE ID** 12345  
**EMAIL** joesmith@ficusbank.com  
**PHONE** 123-456-7890

**MORTGAGE BROKER**  
**NMLS/\_\_\_ LICENSE ID**  
**LOAN OFFICER**  
**NMLS/\_\_\_ LICENSE ID**  
**EMAIL**  
**PHONE**

Comparisons	Use these measures to compare this loan with other loans.	
<b>In 5 Years</b>	\$56,582	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$15,773	Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	4.274%	Your costs over the loan term expressed as a rate. This is not your interest rate.
<b>Total Interest Percentage (TIP)</b>	69.45%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations	
<b>Appraisal</b>	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly 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.
<b>Assumption</b>	If you sell or transfer this property to another person, we <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms.
<b>Homeowner's Insurance</b>	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
<b>Late Payment</b>	If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment.
<b>Refinance</b>	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.
<b>Servicing</b>	We intend <input type="checkbox"/> to service your loan. If so, you will make your payments to us. <input checked="" type="checkbox"/> to transfer servicing of 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.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_ Co-Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

**HOME MORTGAGE, INC**  
**LOCK CONFIRMATION**

**Correspondent Info...**

<b>Name:</b>	CREDIT UNION		
<b>Address:</b>	111 FXXXX ST. WATERTOWN, NY 13601		
<b>Phone:</b>	(315) 555-1111	<b>Correspondent #:</b>	223053
<b>Fax:</b>			
<b>Account Executive:</b>	Melanie Coulton		

**Lock Info...**

<b>Loan #:</b>	XXXXXX0336
<b>Lock Date:</b>	7/12/2024 2:34 PM
<b>Last Update:</b>	9/30/2024 12:38 PM
<b>Note Rate:</b>	6.625%
<b>Max Rate:</b>	6.625%
<b>Price:</b>	101.663315
<b>Lock Term:</b>	60 Days
<b>Expires:</b>	9/30/2024 5:00 PM
<b>Locked By:</b>	Lori WXXXX
<b>Phone #:</b>	1-888-111-1111

**Borrower Info...**

<b>Name:</b>	Lisa W
<b>Co-Borrower:</b>	

**Loan Info...**

<b>Loan Amount:</b>	\$225,000.00	<b>Appraisal Value:</b>	\$396,000.00
<b>Base Loan Amt:</b>	\$225,000.00	<b>Sales Price:</b>	\$0.00
<b>LTV:</b>	56.818%	<b>Lien Position:</b>	1st
<b>CLTV:</b>	56.818%	<b>Amortization Term:</b>	360
<b>Program:</b>	CF300	<b>Credit Score:</b>	784
<b>Description:</b>	Conforming 30 Yr Fixed		
<b>Program Type:</b>	Fixed		
<b>Loan Type:</b>	Conventional		
<b>Purpose:</b>	Refinance		
<b>Cash Out:</b>	Yes		
<b>Occupancy:</b>	Owner Occupied		
<b>Doc Type:</b>	Full		
<b>Escrows/Impounds Waived:</b>	No		
<b>FTHB</b>	No		
<b>DSCR Ratio</b>	N/A		
<b>Prepayment Penalty:</b>	None		

**Property Info...**

<b>Address:</b>	1111 MXXXX Road
<b>County:</b>	ONONDAGA
<b>Property Type:</b>	SFR
<b>Property State:</b>	NY

**Price Details:**

<b>15-day Base Price (prior to state adjustment):</b>	101.587315
<b>Adjustments:</b>	
Conv: Property State	0.250000
Conv: FICO/LTV, C/O Refi	-0.375000
Lock Term Adjustment	-0.525000
5 Day Extension (9/4/2024)	-0.125000
7 Day Auto Extension	
Auto Extension	-0.045000
<b>Total Adjustments:</b>	-0.820000
<b>Net Price:</b>	<b>101.663315</b>
<b>Net Dollar Amount:</b>	<b>(\$3,742.46)</b>

# Summary of Findings

## Casefile ID

16XXXXXXX

Borrower 1 Lisa WXXXX

Lender Loan Number 24XXXXXXX

DU Version 11.1

## Recommendation

Approve/Eligible

Submission Number 6

Submission Date 08/30/2024 12:52PM

First Submission Date 07/12/2024 05:35PM

Casefile Create Date 07/12/2024

## Mortgage Information

LTV/CLTV/HCLTV 57.00% / 57.00% / 57.00%

Housing Expense Ratio 31.22%

Debt-to-Income Ratio 32.67%

Total Loan Amount \$225,000.00

Sales Price(purchase transactions) \$0.00

Actual/Estimated Appraised Value \$396,000.00

Months Reserves 0

Note Rate 6.625%

Loan Type Conventional

Loan Term 360

Amortization Type Fixed Rate

Loan Purpose Refinance

Refi Purpose Cash-Out

## Property Information

Property Address 1111 MXXXXX Road,  
Jamesville, NY, 13078

Number of Units 1

Property Type Detached

Occupancy Status Primary Residence

# Day 1 Certainty

---

## Property Information

---

Value Acceptance



Not Eligible

Appraisal Rep & Warrant

Not Applicable

---

## Risk / Eligibility

---

- 1 The **risk profile** of this loan casefile appears to meet Fannie Mae's guidelines. (MSG ID 0008)
- 2 This loan casefile **appears to meet Fannie Mae's eligibility requirements**. (MSG ID 0009)
- 3 This loan casefile has been underwritten as a **cash-out refinance**. The loan is only eligible for delivery as a cash-out if:
  - the property was **purchased** (or acquired) by at least one borrower no less than six months prior to the disbursement date of the new mortgage loan (unless an eligible exception applies),
  - and the property is **not currently listed for sale**.

Additionally, when proceeds from a cash-out refinance transaction are used to pay off an existing first lien mortgage, the first lien mortgage being refinanced must be seasoned for at least 12 months. Refer to the Selling Guide for additional information. (MSG ID 2373)

# Findings

- 4 The following risk factors represent strengths in the borrower's loan application: (MSG ID 1437)

<b>CREDIT PROFILE</b>
Combined Loan-to-Value Ratio
Debt-to-Income Ratio

## Verification Messages / Approval

- DAY 1** 5 DU did not receive report data from the vendor(s) shown below. (MSG ID 3303)

BORROWER	VENDOR AND REP TYPE	REP ID	REASON
Lisa WXXXX	The Work Number (VOI/VOE)	24XXXXXXXX	Report was not ordered, or vendor did not have report on the borrower, or report ID and borrower SSN do not match those provided to the vendor.

- 6 This loan is subject to all lender specified conditions and must comply with all applicable federal, state, and local laws and regulations. (MSG ID 0278)
- 7 Based on the credit report obtained through DU, this loan casefile must close on or before 11/12/2024.
- All credit documents must be no more than four months old on the note date, and
  - For guidelines on the age of the appraisal or property inspection report, refer to the Selling Guide.
- (MSG ID 0420)

- 8 If there is a **home equity line of credit** secured against the subject property:
- The maximum allowable HCLTV is 80 percent,
  - Verify the terms of the home equity line of credit for compliance with the Selling Guide, and
  - Calculate the HCLTV using the maximum credit limit of the equity line.
- (MSG ID 1802)

- 9 **Loan Level Price Adjustments** may be applied when this loan is delivered to Fannie Mae. Refer to the Selling Guide and Loan-level Price Adjustment (LLPA) Matrix on [fanniemae.com](http://fanniemae.com) for specific details. (MSG ID 2343)

## Credit and Liabilities

- 10 Include **evidence of payoff** of the following debts (other than 30 day accounts) in the loan file: (MSG ID 0225)

BORROWER	CREDITOR	ACCOUNT NUMBER	BALANCE
Lisa WXXXX	OWNERS CHOIC	*****0723	\$58,281.00
Lisa WXXXX	Andrew WXXXX	*****1234	\$153,359.50

## Employment and Income

- 11 Document Lisa WXXXX's income using a paystub and a W-2 from the prior year, or using a standard Verification of Employment (1005).

The paystub must:

- Be dated no earlier than 30 days prior to the initial loan application date,
- Include all year-to-date earnings, and
- Include sufficient information to appropriately calculate income.

Otherwise, additional documentation must be obtained.

If a W-2 is not available from the prior year, the lender must determine if the income would still be acceptable per the Selling Guide.

If a standard Verification of Employment (1005) will be obtained it must include all year-to-date earnings as well as prior year earnings if a W-2 is not being provided.

Direct verifications provided by a third party employment verification vendor are acceptable if completed in accordance with the Selling Guide. (MSG ID 0162)

- 12 Perform and document a verification of employment for each borrower using one of the following methods permitted in the Selling Guide.
- 1) A verbal, written, or email verification of employment for all borrowers who are not self-employed no more than 10 business days prior to the note date, or self-employed within 120 calendar days prior to the note date.
  - 2) The most recent available paystub reflecting information for the most recent expected pay period provided by the borrower within 15 business days prior to the note date.
  - 3) Bank statements dated within 15 business days prior to the note date reflecting information for the most recent expected pay period.
  - 4) Direct verification by a third party employment verification vendor if completed within the same timeframes, and the information is not more than 35 days old (120 days old if self employed) as of the note date.
  - 5) If the borrower is in the military, obtain either a Military Leave and Earnings Statement within 120 calendar days prior to the note date or a verification of employment through the Defense Manpower Data Center.  
<https://mla.dmdc.osd.mil/mla/#/home>

Lenders also have the option of obtaining the verbal verification of employment after the note date (and prior to delivery of the loan to Fannie Mae), but when using this option must ensure compliance with the Selling Guide. (MSG ID 2469)

- 13 Obtain a completed and signed IRS Form 4506-C for each borrower whose income is used to qualify for the loan at or before closing. An alternate form is also acceptable if it authorizes the release of comparable tax information from the IRS.
- If all of a borrower's income has been validated through the DU validation service, a completed and signed Form 4506-C is not required for that borrower.
- Refer to the Selling Guide for additional information. (MSG ID 2471)

- DAY 1** 14 DU could not validate borrower employment shown below for the reason provided. (MSG ID 3307)

BORROWER	DU EMPLOYER	VENDOR AND REP TYPE	REP ID	EMPLOYER NAME(S) IN REP	REASON
Lisa WXXXX	 Central School	Missing	Missing	Missing	No VOI/VOE report

- DAY 1** 15 DU could not validate borrower income shown below for the reason provided. (MSG ID 3313)

BORROWER	DU INCOME TYPE	VENDOR AND REP TYPE	REP ID	INCOME SOURCE FROM REP	DU REPORTED AMOUNT	REASON
Lisa WXXXX	Base Employment Income	Missing	Missing	Missing	\$7,432.50	No report received by DU that validates this income type

## Property and Appraisal Information

- 16** DU returned the following **standardized address and census tract** for the subject property: 1111 MXXXXX RD, JAMESVILLE, NY 13078, 014700.
- This is the address that DU used in its property valuation and fieldwork recommendation.
  - Regardless of the property fieldwork required by DU, **if this address is not valid** for the subject property, an appraisal based on an interior and exterior property inspection reported on Form 1004 is required for this transaction.
  - If the subject property is located in a condominium project, the appraisal must be reported on Form 1073. (MSG ID 1873)
- 17** This transaction requires a **traditional appraisal** that must be provided on the **Uniform Residential Appraisal Report (Fannie Mae Form 1004 March 2005)**. The loan casefile may also be eligible for other property assessment and valuation options. All eligible options will be displayed in the Property and Appraisal Information section. (MSG ID 2129)
- 18** This loan casefile is not eligible for value acceptance (appraisal waiver) because a recent appraisal with a matching property address was submitted to UCDP. (MSG ID 3185)

# Observations

---

- 19 This loan casefile was submitted to Desktop Underwriter version 11.1 by Credit Union to HOME MORTGAGE, INC.. The following information is associated with this loan: The casefile ID is 16XXXXXX, the loan casefile was created on 07/12/2024, the submission number is 6, and submission type is Interim. If the loan is delivered to Fannie Mae, the Casefile ID must be provided at delivery. (MSG ID 0237)
- 20 The following list of **special feature codes** is provided to assist you in determining which codes may be associated with this loan. Other codes may be required. Refer to the Special Feature Codes list on fanniemae.com for a comprehensive list. (MSG ID 1387)

SPECIAL FEATURE CODE	DESCRIPTION
127	DU Loan
003	Cash-out Refinance

- 21 The following **Credit Report** is associated with this submission:  
(MSG ID 2113)

BORROWER NAME	CREDIT AGENCY	CREDIT REPORT ID	CREDIT REPORT DATE
Lisa WXXXXX	Factual Data	7241XXXXXXXX	07/12/2024

22 The Area Median Income for the area in which the property is located is 94800. (MSG ID 3621)

23 Desktop Underwriter has calculated minimum monthly payments, which are used in the debt-to-income ratio, for the following accounts. If the account(s) should not be included in the debt-to-income ratio, omit the liabilities on the loan application and document the reason for the omission. (MSG ID 0252)

BORROWER	CREDITOR	PAYMENT	BALANCE
Lisa WXXXXX	TARGET/TD	\$10.00	\$104.00

24 The following credit scores are included in the credit report: (MSG ID 1132)

BORROWER	CREDIT SCORE(S)
----------	-----------------

Lisa WXXXX	779 784 807
------------	-------------

25 The representative credit score for the loan casefile is 784 and the average median credit score is not applicable. (MSG ID 3599)

26 The following sources of income were used in the underwriting analysis: (MSG ID 0153)

BORROWER	INCOME TYPE	AMOUNT
Lisa WXXXX	Base employment income	\$7,432.50

27 The following assets were counted towards available funds. With the exception of cash on hand, all available funds greater than the amount required to close have been added to cash reserves. (MSG ID 0059)

BORROWER	ASSET TYPE	INSTITUTION NAME	AMOUNT
Lisa WXXXX	Savings Account	Credit Union	\$308.93

28 Liabilities that have been marked "paid by close" in the application have not been added to required funds.

- For cash-out refinance transactions, all debts to be paid off using proceeds from the transaction must be included in line d of the Details of Transaction (or lines D and E in L4).
- Verify and document the funds needed to pay off accounts marked "paid by close". (MSG ID 0108)

29 DU does not include cash back received from the transaction in the borrower's cash reserves calculation. Therefore, the amount of cash back, \$908.14, has not been included in cash reserves. (MSG ID 0119)

## Lender Conditions

---

- 30 Subject to full validation by Plaza Home Mortgage underwriter. Additional conditions may result. (MSG ID 0000)
- 31 Estimated HUDI for subject transaction. (MSG ID 0000)
- 32 Flood Cert (MSG ID 0000)
- 33 Initial 1003, GFE, Fairlending, ECOA Notices signed and dated by borrower(s) and interviewer in compliance with 3 day Respa rule. (MSG ID 0000)
- 34 All appropriate escrow and/or closing instructions and preliminary title report will be required. (MSG ID 0000)

## Underwriting Analysis Report

---

<b>Recommendation</b>	Approve/Eligible	<b>Casefile ID</b>	16XXXXXX
<b>Borrower 1</b>	Lisa WXXXX		
<b>Lender Loan Number</b>	24XXXXXX		
<b>Submission Date</b>	08/30/2024 12:52PM		

## Property Information

---

<b>Property Address</b>	1111 MXXXX Road, Jamesville, NY, 13078	<b>Number of Units</b>	1
<b>Property Type</b>	Detached	<b>Occupancy Status</b>	Primary Residence

---

## Mortgage Information

---

<b>Loan Type</b>	Conventional	<b>Loan Amount</b>	\$225,000.00
<b>Amortization Type</b>	Fixed Rate	<b>Financed MI Amount</b>	\$0.00
<b>Balloon</b>	No	<b>Total Loan Amount</b>	\$225,000.00
<b>Community Lending</b>	No	<b>Sales Price (purchase transactions)</b>	\$0.00
<b>Payment Frequency</b>	Monthly	<b>Actual/Estimated Appraised Value</b>	\$396,000.00
<b>Lien Type</b>	First Mortgage	<b>P&amp;I</b>	\$1,440.70
<b>Amt. Subordinate Fin.</b>	\$0.00	<b>Note Rate</b>	6.625%
<b>Loan Purpose</b>	Refinance	<b>Qualifying rate</b>	6.625%
<b>Refi Purpose</b>	Cash-Out	<b>Bought Down rate</b>	0.000%
<b>Owner Existing Mtg</b>	Not Specified	<b>Term (Months)</b>	360
<b>Buy Down</b>	No		
<b>LTV/CLTV/HCLTV</b>	57.00% / 57.00% / 57.00%		

---

## Income

---

<b>Base</b>	\$7,432.50	<b>Commission</b>	\$0.00
<b>Bonus</b>	\$0.00	<b>Over Time</b>	\$0.00
<b>Other</b>	\$0.00	<b>Positive Net Rental</b>	\$0.00
<b>Subj. Pos. Cash Flow</b>	\$0.00	<b>Total</b>	\$7,432.50

## Qualification Ratios

<b>Housing Expense</b>	31.22%	<b>Debt-to-Income</b>	32.67%
------------------------	--------	-----------------------	--------

## Expense Ratio

<b>Including &lt;= 10 Mos.</b>	32.67%
--------------------------------	--------

## Proposed Monthly Payment

<b>First P&amp;I (Qualifying)</b>	\$1,440.70	<b>Total Housing Payments</b>	\$2,320.12
<b>Second P&amp;I</b>	\$0.00	<b>Negative Net Rental</b>	\$0.00
<b>Hazard Insurance</b>	\$98.00	<b>Subj. Neg. Cash Flow</b>	\$0.00
<b>Taxes</b>	\$781.42	<b>All other Payments</b>	\$108.00
<b>Mortgage Insurance</b>	\$0.00	<b>Total Expense Payments</b>	\$2,428.12
<b>HOA Fees</b>	\$0.00		
<b>Supplemental Property Insurance</b>	\$0.00		
<b>Other</b>	\$0.00		

# Funds

---

**Total Available Assets**      \$308.93

---

**Net Cash Back**                      \$908.14

---

**Funds Required to Close**      \$0.00

---

**Excess Available Assets,  
not required to be verified**      \$308.93  
**by DU**

---

**Reserves Required to be  
Verified**                      \$0.00

---

**Months Reserves**                      0

---

**Total Funds to be Verified**      \$0.00

---

**Cash Back**                      \$908.14

---

**The Recommendation for this case is: Approve/Eligible**

NOTICE: The DU Underwriting Findings report does not constitute an approval or denial of the loan application. Lenders must comply with all laws and regulations, including those related to privacy and nonpublic personal information, in connection with the DU Findings report. For information about sharing the DU Findings report, please see the DU Schedule to your Software Subscription Agreement.





# Fannie Mae

### UCDP Submission Summary Report (SSR)

<b>Doc File ID</b>	110XXXXXX	<b>Report Date/Time</b>	08/05/2024 12:27:20
<b>Document File Status (FNM)</b>	Successful	<b>Seller/Service Number</b>	28XXXXXX
<b>Lender Name</b>	Credit Union	<b>Lender Loan Number</b>	24XXXXXX

### Appraisal 1

<b>Original Submitted Date/Time</b>	08/05/2024 12:26:04	<b>Document Status</b>	Successful
<b>Number of Resubmissions</b>	0	<b>Form Type</b>	FNM 1004/FRE 70
<b>Last Submission Date/Time</b>	08/05/2024 12:26:04	<b>Appraised Value</b>	\$396000
<b>Subject Address</b>	1111 MXXXXXX Rd, Jamesville, NY 13078	<b>Appraisal Effective Date</b>	2024-07-31
		<b>Supervisory Appraiser</b>	
<b>Appraiser</b>	James M NY / 450XXXXXX	<b>Borrower Name</b>	Lisa WXXXX
<b>Comps</b>	<b>Comp Address</b>	<b>Adjusted Sale Price</b>	
Comp1	1111 MXXXXX Rd, Jamesville, NY 13078	\$408950	
Comp2	1111 DXXXXXX Dr, Jamesville, NY 13078	\$378900	
Comp3	1111 WXXXXX Ter, Jamesville, NY 13078	\$395700	

### UCDP Basic Edit Checks

Message ID	Form Section	Form Field Name	Property Affected	Full Message Description	Severity	Override Request Reason	Override Decision Reason	Override Decision Date/Time
------------	--------------	-----------------	-------------------	--------------------------	----------	-------------------------	--------------------------	-----------------------------

No findings returned

### UAD Compliance Findings

No findings returned

### Fannie Mae Proprietary Edit Findings

FNM1000	N/A	N/A	Appraisal	The Collateral Underwriter Risk Score is 1 on a scale of 1 to 5 where 5 indicates highest potential collateral risk. A score of 999 indicates no Collateral Underwriter Risk Score available.	Warning	N/A	N/A	N/A
FNM0422	N/A	N/A	Comparable 1	The quality rating is materially different than what has been reported by other appraisers. Verify that the quality rating is accurate and consistent with the UAD definition.	Warning	N/A	N/A	N/A
FNM0198	N/A	N/A	Subject	If this is Hybrid or Desktop Appraisal, the Appraisal Assignment Type and the data collection details must be present for this Form Type.	Warning	N/A	N/A	N/A

# Verbal Verification of Employment

---

**Borrower Name:** Lisa WXXXX

**Loan Number:** 24XXXXXX

---

## Employer Information

---

**Employer:** Central School

**Employer Address:** PO Box XXX, Syracuse, NY, 13214

**Employer Phone Number:** (315) 555-1111

**3rd Party Source for Phone Number:** <https://www.XXXXXX.org/contact-us/>

---

## Employment Verification

---

**Date of Hire:** 9/2/1997

**Date of Termination:**

**Borrower's Title Position:** Teacher

**Employment Status:** Employed

**Verified By:** Renee

**Title:** Payroll/HR

---

## Preparer Information

---

**Prepared By:** Kim MXXXX

**Title:** Processor/Closer

*Kim MXXXX*

**Date of Verification:** 9/4/2024