United Wholesale Mortgage

585 South Blvd E Pontiac, MI 48341

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate



PURPOSE Refinance
PRODUCT Fixed

LOAN ID # 1220453602

RATE LOCK ☒ NO ☐ YES, until

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated

closing costs expire on 8/5/2020 at 5:00 PM EDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$400,238	NO
Interest Rate	2.726%	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$1,628.86	NO
Dronaumont Donalty		Does the loan have these features?
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		V1 20	
Payment Calculation		Years 1 - 30	
Principal & Interest		\$1,628.86	
Mortgage Insurance		+ 0	
Estimated Escrow Amount can increase over time		+ 0	
Estimated Total Monthly Payment		\$1,628.86	
Estimated Taxes, Insurance & Assessments Amount can increase over time	\$610 a month	This estimate includes ☑ Property Taxes ☑ Homeowner's Insurance ☐ Other:	In escrow? NO NO
		Ma SAAS VISO SOON BAARSA	d property costs. You must pay for other

Costs at Closing		
Estimated Closing Costs	\$2,922	Includes \$1,350 in Loan Costs + \$1,572 in Other Costs -\$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$2,922	Includes Closing Costs See Calculating Cash to Close on page 2 for details. ☑ From☐ To Borrower

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



Closing Cost Details

Loan Costs

A. Origination Charges

% of Loan Amount (Points)

Ot	har	Cos	7
7			4

E. Taxes and Other Government Fees	\$1,124
Recording Fees and Other Taxes	\$63
Transfer Taxes	\$1,061
F. Prepaids	\$448

Homeowner's Insurance Premium (months)

Mortgage Insurance Premium (months)

Prepaid Interest (\$29.89 per day for 15 days @ 2.726%)

\$448

Property Taxes (months)

G. Initial Escrow Payment at Closing

Homeowner's Insurance per month for mo.

Mortgage Insurance per month for mo.

Property Taxes per month for mo.

B. Services You Cannot Shop For	\$152
Credit Report	\$59
Flood Certification	\$8
Tax Service	\$85

H. Other

C. Services You Can Shop For	\$1,198
Title - Abstract Or Title Search	\$145
Title - Closing Protection Letter Fee	\$20
Title - Premium for Lender's Coverage	\$560
Title - Recording Fee	\$53
Title - Settlement Or Closing Fee	\$345
Title - Title Insurance Binder	\$75

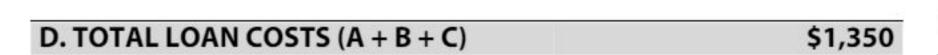
I. IOTAL OTHER COSTS (E + F + G + H)	\$1,5/2
J. TOTAL CLOSING COSTS	\$2,922
D+I	\$2,922
Lender Credits	

Calculating Cash to Close

Loan Amount

Estimated Total Payoffs and Payments	-\$400,238
Total Closing Costs (J)	-\$2,922

Estimated Closing Costs Financed	\$0
(Paid from your Loan Amount)	





\$400,238

Additional Information About This Loan

LENDER NMLS/VA LICENSE ID United Wholesale Mortgage 3038

Filo Mortgage, LLC MORTGAGE BROKER 1928741 NMLS/VA LICENSE ID

LOAN OFFICER NMLS/VA LICENSE ID

LOAN OFFICER

Matthew Simon Cakou

NMLS/VA LICENSE ID **EMAIL**

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EMAIL PHONE

(800)981-8898

(480)745-5028 PHONE

Comparisons	Use these measures to compare this loan with other loans.		
In 5 Years	\$99,530 \$46,204	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.	
Annual Percentage Rate (APR)	2.736%	Your costs over the loan term expressed as a rate. This is not your interest rate.	
Total Interest Percentage (TIP)	46.621%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	

Other Considerations

Appraisal

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

Assumption

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

Homeowner's Insurance

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

company of your choice that we find acceptable.

If your payment is more than 15 days late, we will charge a late fee of 5% of your overdue Late Payment payment of principal and interest.

Liability after Foreclosure

Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forécloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more

information.

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. Refinance

Servicing We intend:

Ճ to service your loan. If so, you will make your payments to us.

☐ 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.



Date