

United Wholesale Mortgage

585 South Blvd E Pontiac, MI 48341

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

LOAN TERM 30 years
PURPOSE Refinance
PRODUCT Fixed
LOAN TYPE ☒ Conventional ☐ FHA ☐ VA ☐ _____
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

PROPERTY

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**

Does the loan have these features?

Prepayment Penalty **NO**

Balloon Payment **NO**

Projected Payments

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

See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.

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)

B. Services You Cannot Shop For

\$152

Credit Report	\$59
Flood Certification	\$8
Tax Service	\$85

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

D. TOTAL LOAN COSTS (A + B + C)

\$1,350

Other Costs

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.

H. Other

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

\$1,572

J. TOTAL CLOSING COSTS

\$2,922

D + I	\$2,922
Lender Credits	

Calculating Cash to Close

Loan Amount	\$400,238
Total Closing Costs (J)	-\$2,922
Estimated Total Payoffs and Payments	-\$400,238
Estimated Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$2,922

**Estimated Closing Costs Financed
(Paid from your Loan Amount)**

\$0



Additional Information About This Loan

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

MORTGAGE BROKER Filo Mortgage, LLC
NMLS/VA LICENSE ID 1928741
LOAN OFFICER Matthew Simon Cakou
NMLS/VA LICENSE ID 1897988
EMAIL matt@filomortgage.com
PHONE (480)745-5028

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	\$99,530	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$46,204	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.

Late Payment

If your payment is more than 15 days late, we will charge a late fee of *5% of your overdue 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 forecloses 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.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Servicing

We intend:
☒ 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

