

Prepared by: **Joe Repass - Avenue Bank**
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Applicant(s): New Home Buyer
 Property Address: TBD
 City, State, Zip: _____

Sales Price/Value \$139,900.00
 Loan Amount \$139,900.00
 Loan-to-Value 100.00%
 Type of Loan Conventional

Note Rate 4.875%
 APR 5.176%
 Buydown Period none
 Term 30 years

Estimated Closing Date

*Home must appraise for \$142,900 in order to finance \$3000 of closing costs

**This is just an estimate, interest rate is not locked in.

Estimated Closing Costs

Buydown/Subsidy Fee		
801 Loan Origination Fee	0.000%	\$ -
802 Loan Discount Points	0.000%	\$ -
803 Appraisal Fee		\$425.00
804 Credit Report		
805 Final Inspection Fee		
Extended Lock-in Fee		
807 Application Fee		\$0.00
808 Underwriting Fee		\$325.00
809 Flood Determination Fee		\$6.95
810 Tax Service Fee		
811 Fund Fee		\$300.00
1101 Settlement Fee		
1102 Abstract or Title Fee		
1103 Title Examination		
1104 Title Insurance Binder		
1105 Document Preparation		\$0.00
1106 Notary Fees		\$0.00
1107 Attorney Fees		\$415.00
1108 Title Insurance **		\$939.40
1111 Restrictive Covenants		
1112 Tax Certificate		
1113 _____		
1201 Recording Fees		\$90.00
1202 City/County/Tax Stamps		\$517.63
1203 State Tax Stamps		\$169.49
1204 Document Stamps		
1205 Intangibles Tax		
1301 Survey (optional)		
1302 Pest Inspection		
1303 Courier/Delivery Fee		
1304 Commitment Fee		
1305 Document Handling		
1306 Processing Fee		\$100.00
1307 _____		

Total Estimated Closing Costs	\$	3,288.47

** Title insurance assumes simultaneous issue

Estimated Prepaid Items

901	Interest @	\$18.69	per day X	5 days ¹	\$	93.43
902		Private Mortgage Insurance			\$	4,896.50
903	1	Years	Hazard Insurance	@ \$ 600.00 per year	\$	600.00
904		Years	Flood Insurance	@ _____ per year	\$	-
905		Years		@ _____ per year	\$	-
1001	3	Months ²	Hazard Insurance	@ \$ 50.00 per month	\$	150.00
1002		Months ²	Mortgage Insurance	@ _____ per month	\$	-
1003	4	Months ²	Real Estate Taxes	@ \$ 115.00 per month	\$	460.00
1005	0	Months ²	HOA	@ _____ per month	\$	-
1006		Months ²	Flood Insurance	@ _____ per month	\$	-
1007		Months		@ _____ per month	\$	-
1008		Months		@ _____ per month	\$	-
Total Estimated Prepaid Items					\$	6,199.93

Estimated Gross Amount Due From Borrower

Contract Sales Price/Existing Liens	\$	139,900.00
Estimated Closing Costs	\$	3,288.47
Estimated Prepaid Items	\$	6,199.93
Existing Escrow Impound Balance		
Estimated Total Costs	\$	149,388.39

Less:

Cash Paid At Application		
Earnest Money Deposit		
Loan Amount	\$	147,796.50
Closing Costs paid by Seller		
Closing Costs paid by Lender		
Other Equity/Financing		
Estimated Cash Required for Closing	\$	1,591.89

Estimated Monthly Payments

Mortgage Principal & Interest	\$	782.15
Estimated Hazard Insurance	\$	50.00
Estimated Mortgage Insurance Premium		
Estimated Real Estate Taxes	\$	115.00
HOA/Assessments		
Flood Insurance	\$	-
Special Assessments		
Other: _____		
Total Monthly Payment	\$	947.15

¹This interest calculation represents the greatest amount of interest you could be required to pay at closing. The actual amount will be determined by which day of the month your settlement is conducted.
²If this is a refinance transaction, your existing escrow/impound account currently held by your mortgage lender may offset all or a portion of the funds to be collected at settlement.
³If applicable, a negative number indicates a positive escrow/impound balance; a positive number indicates a negative escrow/impound balance. Any activity on this account (loan payment, escrow disbursement) will affect this balance.

THIS FORM MAY NOT COVER ALL ITEMS YOU WILL BE REQUIRED TO PAY IN CASH AT SETTLEMENT. YOU MAY WISH TO INQUIRE AS TO THE AMOUNT OF OTHER SUCH ITEMS. YOU MAY BE REQUIRED TO PAY ADDITIONAL AMOUNTS AT SETTLEMENT.
 This form is not intended to replace the Good Faith Estimate of Settlement Charges which you will receive after loan application. This Transaction Summary Detail is not an approval of your application nor a commitment to make a loan. This Summary is assumed to be accurate, but not guaranteed.