



The New Closing Disclosure Explained

A look at the different sections of the Closing Disclosure and explanations of each page.

Closing Disclosure At-a-Glance

- ✓ The new form is 5 pages long
- ✓ New form replaces the TILA and HUD-1
- ✓ One Closing Disclosure is required for each loan
- ✓ Charge descriptions on both the Loan Estimate and Closing Disclosure must match.

The Closing Disclosure replaces the Truth-in-Lending Act (TILA) disclosure and the HUD-1 Settlement Statement. Under the final rule, the creditor is responsible for delivering the Closing Disclosure to the consumer, but creditors may use settlement agents to provide the Closing Disclosure, provided they comply with the final rule.

There is still a requirement for one Closing Disclosure of each loan and charge descriptions used on the Loan Estimate must be substantially similar to the descriptions used on the Closing Disclosure. This is so a consumer may easily identify a change in costs or terms by a comparison of the two forms.

Closing Disclosure																	
<p>This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.</p>																	
Closing Information																	
Date issued: 4/15/2013 Settlement date: 4/15/2013 Settlement Agent: Epsilon Title Co. Property: 456 Somewhere Ave Anytown, ST 12345 Lender: Ficus Bank Sale Price: \$180,000																	
Borrower Michael Jones and Mary Stone 123 Anywhere Street Anytown, ST 12345 Steve Cole and Amy Doe 321 Somewhere Drive Anytown, ST 12345 Ficus Bank																	
Seller 456 Somewhere Ave Anytown, ST 12345																	
Lender Ficus Bank																	
Loan Information Loan Term: 30 years Purpose: Purchase Product: Fixed Rate Loan Type: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> Loan ID #: 123456789 MIC #: 000654321																	
Loan Terms																	
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Balloon Payment NO																	
Projected Payments																	
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<small>PAGE 1 OF 5 - LOAN ID # 123456789</small>																	

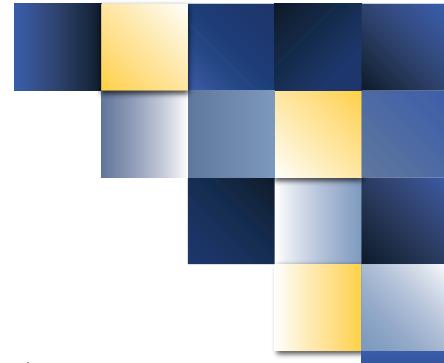
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<small>PAGE 1 OF 5 - LOAN ID # 123456789</small>																	

Page 1.

The first page of the Closing Disclosure is almost identical to Page 1 of Loan Estimates. It describes the:

- Loan terms
- Loan amount
- Interest rate
- Monthly P&I
- Any prepayment penalty or balloon payment.

This page also provides the projected payments over the life of the loan. This page also discloses to the borrower what amounts will be deposited into their impound or escrow account and provides the total estimated closing costs and cash to close.



The New Closing Disclosure Explained Con't.

A look at the different sections of the Closing Disclosure and explanations of each page.

Closing Cost Details				
	Borrower-Paid At Closing	Seller-Paid At Closing	Paid by Others	
A. Origination Charges	\$1,802.00			
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				
09				
B. Services Borrower Did Not Shop For	\$236.55			\$405.00
01 Appraisal Fee to John Smith Appraisers Inc.		\$29.80		
02 Credit Report Fee to Information Inc.				
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				
C. Services Borrower Did Shop For	\$2,655.50			
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				
09				
D. TOTAL LOAN COSTS (Borrower-Paid)	\$4,694.05			
Loan Costs Subtotals (A + B + C)	\$4,664.25	\$29.80		
E. Other Costs				
F. Prepads	\$2,120.80			
01 Homeowners Insurance Premium (12 mos.) to Insurance Co.	\$1,709.96			
02 Mortgage Insurance Premium (1 mos.)				
03 Property Interest (\$31.75 per day from 4/15/13 to 5/1/13)	\$279.04			
04 Property Taxes (1 & mo.) to Any County USA	\$631.80			
05				
G. Initial Escrow Payment at Closing	\$412.25			
01 Homeowners Insurance (\$100.83 per month for 2 mos.)	\$201.66			
02 Mortgage Insurance per month for 1 mos.				
03 Property Taxes \$105.30 per month for 2 mos.	\$210.60			
04				
05				
06				
07				
08 Aggregate Adjustment	-0.01			
H. Other	\$2,400.00			
01 HOA Capital Contribution to HOA Acc Inc.	\$500.00			
02 HOA Dues to HOA Acc Inc.	\$150.00			
03 Home Inspection Fee to Epsiloners Inc.	\$750.00		\$750.00	
04 Home Warranty Fee to XYZ Warranty Inc.				
05 Real Estate Commission to Alpha Real Estate Broker				
06 Real Estate Commission to Omega Real Estate Broker				
07 Title - Owner's Title Insurance (optional) to Epsilon Title Co.	\$1,000.00			
08				
I. TOTAL OTHER COSTS (Borrower-Paid)	\$5,018.05			
Other Costs Subtotals (E + F + G + H)	\$5,018.05			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$9,712.10			
Closing Costs Subtotals (D + I)	\$9,682.30	\$29.80	\$12,800.00	\$750.00
Lender Credits				\$405.00

CLOSING DISCLOSURE

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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	\$19,712.10	YES	• See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$29.80	YES	• You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO	
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO	
Deposit	-\$10,000.00	-\$10,000.00	NO	
Funds for Borrower	\$0	\$0	NO	
Seller Credits	\$0	-\$2,500.00	YES	• See Seller Credits in Section L
Adjustments and Other Credits	\$0	-\$1,035.04	YES	• See details in Sections K and L
Cash to Close	\$16,054.00	\$14,147.26		

Summaries of Transactions		Use this table to see a summary of your transaction.	
BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing	\$189,762.30	M. Due to Seller at Closing	\$180,080.00
01 Sale Price of Property	\$180,000.00	01 Sale Price of Property	\$180,000.00
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$9,682.30	03	
04		04	
05		05	
06		06	
07		07	
08		08	
09		09	
10		10	
11 Assessments to		11 Assessments to	
11 HOA Dues 4/15/13 to 4/30/13	\$80.00	12 HOA Dues 4/15/13 to 4/30/13	\$80.00
12		13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing	\$175,615.04	N. Due from Seller at Closing	\$115,665.04
01 Deposit	\$10,000.00	01 Deposit	
02 Loan Amount	\$162,000.00	02 Closing Costs Paid at Closing (J)	\$12,800.00
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	\$100,000.00
05 Seller Credit	\$2,500.00	05 Payoff of Second Mortgage Loan	
06 Rebate from Epsilon Title Co.	\$750.00	06	
07		07	
08 Seller Credit	\$2,500.00	08	
09		09	
10		10	
11		11	
12		12	
13		13	
14 Assessments to		14 Assessments to	
14 HOA Dues 1/1/13 to 4/1/13	\$365.04	15 County Taxes to	
15		16	
16		17	
17		18	
18		19	
19		20	
CALCULATION			
Total Due from Borrower at Closing (K)	\$189,762.30	Total Due to Seller at Closing (M)	\$180,080.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$175,615.04	Total Due from Seller at Closing (N)	-\$115,665.04
Cash to Close X: From □ To Borrower	\$14,147.26	Cash □ From X: To Seller	\$64,414.96

CLOSING DISCLOSURE

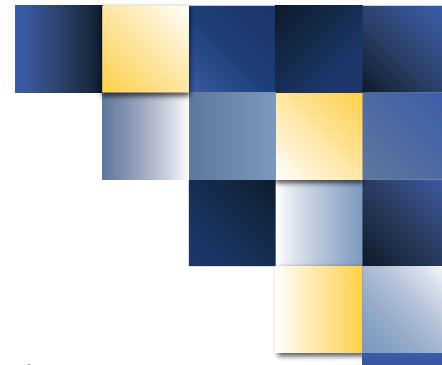
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Page 2.

The second page is similar to the current Page 2 of the HUD-1 Settlement Statement. It provides a breakdown of all the closing cost details and lists all loan costs and other costs paid by borrower, seller, and other parties.

Page 3.

The third page displays a Calculating Cash to Close table similar to the table on Page 2 of the Loan Estimate. This table provides a comparison to the charges disclosed on the Loan Estimate. The rest of the page shows the summaries of the borrower and seller costs and credits, similar to the current page 1 of the HUD-1 Settlement Statement.



The New Closing Disclosure Explained Con't.

A look at the different sections of the Closing Disclosure and explanations of each page.

Additional Information About This Loan														
Loan Disclosures														
Assumption If you sell or transfer this property to another person, your lender <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.														
Demand Feature Your loan <input type="checkbox"/> has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. <input checked="" type="checkbox"/> 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 <input type="checkbox"/> 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 over time. Your monthly payments will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> do not have a negative amortization feature.														
Partial Payments Your lender <input type="checkbox"/> may accept payments that are less than the full amount due (partial payments) and apply them to your loan. <input type="checkbox"/> may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan. <input type="checkbox"/> does not accept any partial payments. If this loan is sold, your new lender may have a different policy.														
In the future. Your property costs may change and, as a result, 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 (1) imposes fines and penalties, (2) places 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.														
Escrow Account For now, your loan <input checked="" type="checkbox"/> 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 <table border="1"> <tr> <td>Escrowed Property Costs over Year 1</td> <td>\$2,473.56</td> <td>Estimated total amount over year 1 for your escrowed property costs: Homeowner's Insurance, Property Taxes</td> </tr> <tr> <td>Non-Escrowed Property Costs over Year 1</td> <td>\$1,800.00</td> <td>Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues</td> </tr> <tr> <td>Initial Escrow Payment</td> <td>\$412.25</td> <td>A cushion for the escrow account you pay at closing. See Section G on page 2.</td> </tr> <tr> <td>Monthly Escrow Payment</td> <td>\$206.13</td> <td>The amount included in your total monthly payment.</td> </tr> </table> <input type="checkbox"/> will not have an escrow account because <input type="checkbox"/> you declined it <input type="checkbox"/> 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.			Escrowed Property Costs over Year 1	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: Homeowner's Insurance, Property Taxes	Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues	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.
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CLOSING DISCLOSURE

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Page 4.

The fourth page contains disclosures about other terms of the loan, including:

- Whether the loan is assumable
- If the loan has a demand feature
- May impose a late payment fee and when it may be incurred
- If the loan has a negative amortization feature
- Whether the lender will accept partial payments
- Informs the borrower the lender will have a security interest in their property.

The page also includes a table describing what charges will be impounded and how much will be collected each month. Finally, the page includes adjustable payment and interest rate tables if they are applicable to the loan.

Loan Calculations			Other Disclosures																																																
Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.			Appraisal If the property was appraised for your loan, your lender is required to give you a copy of the appraisal cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.																																																
Finance Charge. The dollar amount the loan will cost you.			Contract Details See your note and security instrument for information about: -what 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.																																																
Amount Financed. The loan amount available after paying your upfront finance charge.			Liability after Foreclosure If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan, <input checked="" type="checkbox"/> 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. <input type="checkbox"/> state law does not protect you from liability for the unpaid balance.																																																
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.			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.																																																
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.			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.																																																
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																																																			
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CLOSING DISCLOSURE																																																			
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Under "Loan Calculations" heading, you will find:
Total of payments over the life of the loan, Finance charge, Amount financed, Annual Percentage Rate (APR), Total interest percentage information

Under "Other Disclosures," you will find:
Appraisal (if applicable), Contract details, Liability after foreclosure, Refinance information, Tax deductions

At the bottom of the page is the Contact Information and Signature Lines. If signature lines are included, the following disclosure is used: "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" indicating a signature is intended only as a receipt of the form.