

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 11/20/2023
Closing Date 11/30/2023
Disbursement Date 11/30/2023
Settlement Agent Fabrikant & Associates, PLLC
File # 2023-19
Property 1234 Sample Way
 Davie FL 33325
Sale Price \$350,000.00

Transaction Information

Borrower Hailey Hicks
Seller
Lender

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA _____
Loan ID #
MIC #

Amount borrowed from the Lender (excluding interest).

The cost you pay the Lender to borrow their money (expressed as % of the Loan Amount).

Principal (the amount you borrow) and Interest usually make up the main components of this.

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$250,000	NO
Interest Rate	8%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,834.41	NO
Does the loan have these features		
Prepayment Penalty		NO
Balloon Payment		NO

The Lender's charge for paying off your mortgage early.

The amount you're borrowing plus interest.

Projected Payments

Payment Calculation	
Principal & Interest	\$1,834.41
Mortgage Insurance	+ ---
Estimated Escrow <i>Amount can increase over time</i>	+ .00
Estimated Total Monthly Payment	\$1,834.41

Extra charge for property taxes and/or homeowner's insurance, if applicable.

Total amount you will pay monthly including mortgage insurance and escrow, if applicable.

Estimated Taxes, Insurance & Assessments	This estimate includes	In escrow?
a month <i>Amount can increase over time See page 4 for details</i>	<input type="checkbox"/> Property Taxes	NO
	<input type="checkbox"/> Homeowner's Insurance	NO
	<input type="checkbox"/> Other: <i>See Escrow Account on page 4 for detail. You must pay for other property costs separately.</i>	NO

What the taxes, insurance and assessments will cost you every month, if applicable.

Upfront costs you were charged to get your loan and to transfer ownership of the property (included in your Cash to Close).

Costs at Closing

Closing Costs	\$5,476.79	includes \$3,230.00 in Loan Costs \$2,246.79 in Other Costs - \$0.00 in Lender Credits. See page 2 for details.
Cash to Close	\$105,476.79	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

Total amount you'll have to pay at closing, in addition to any money you have already paid.

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges					
01 % of Loan Amount (Points)					
02 Our Origination Charge					
03					
04					
05					
06					
B. Services Borrower Did Not Shop For					
01					
02					
03					
04					
05					
06					
07					
08					
C. Services Borrower Did Shop For					
		\$3,230.00			
01 Lien Search Fee "ESTIMATE" to Proplogix		\$450.00			
02 Survey Fee "ESTIMATE" to Landtech		\$375.00			
03 Title - Lender's Title Endorsements: 5.1L, 8.1L, 9L to Old Republic National Title Insurance Company/ATFS		\$235.00			
04 Title - Lender's title insurance to Old Republic National Title Insurance Company/ATFS		\$1,325.00			
05 Title - Settlement Agent Fee to Fabrikant & Associates		\$695.00			
06 Title - Search Fee to Old Republic National Title Insurance Company/ATFS		\$150.00			
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)					
Loan Costs Subtotals (A + B + C)		\$3,230.00			
Other Costs					
E. Taxes and Other Government Fees					
		\$1,667.00			
01 Recording Fees Deed: 35.50 Mortgage: 256.50		\$292.00		\$2,450.00	
02 Deed Tax to State of Florida					
03 Mortgage Intangible Tax to State of Florida		\$500.00			
04 Mortgage Tax to State of Florida		\$675.00			
F. Prepays					
		\$54.79			
01 Prepaid Interest (\$4.7945 per day from 11/30/2023 to 12/01/2023 1 day)		\$54.79			
02					
03					
04					
05					
G. Initial Escrow Payment at Closing					
01					
02					
03					
04					
05					
06					
H. Other					
		\$525.00			
01 Estoppel "ESTIMATE" to Proplogix			\$500.00		
02 Real Estate Commission 10,500.00 to			\$10,500.00		
03 Real Estate Commission 10,500.00 to			\$10,500.00		
04 Title - Owner's title insurance (Optional) to Old Republic National Title Insurance Company/ATFS		\$525.00			
05					
06					
07					
08					
I. Total Other Costs (Borrower-Paid)					
Other Costs Subtotals (E + F + G + H)		\$2,246.79		\$23,950.00	
J. TOTAL CLOSING COSTS (Borrower-Paid)					
Closing Costs Subtotals (D + I)		\$5,476.79		\$23,950.00	
Lender Credits					

Upfront Lender charges for issuing you the loan. Some Lenders charge a % and other a flat fee.

Charges upfronted by the Lender during the loan approval process (for example: credit report, appraisal fee, 3rd party processing, etc).

Charges relating to clearing title for title insurance issuance (for example: lender's title insurance, title search fee, lien search fee, title insurance endorsements, property survey, etc).

Fees relating to the recording of the documents in the public records (bookrate).

As condition of the loan approval, Buyer is required to pre-pay an entire year of homeowner's insurance, Interest and property taxes.

Charges relating to everything else (for example: real estate broker fees, estoppel reimbursements, agreed commissions, etc).

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)	\$.00	\$5,476.79	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$.00	\$.00	NO
Closing Costs Financed (Paid from your Loan Amount)	\$.00	\$.00	NO
Down Payment / Funds from Borrower	\$.00	\$100,000.00	YES •
Deposit	\$.00	\$.00	NO
Funds for Borrower	\$.00	\$.00	NO
Seller Credits	\$.00	\$.00	NO
Adjustments and Other Credits	\$.00	\$.00	NO
Cash to Close	\$.00	\$105,476.79	

Costs that may have been prepaid by the Seller and need to be credited for (maintenance dues, real estate taxes, etc).

Summary of Transactions Use this table to see a summary of your transaction

BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing	\$355,476.79	M. Due to Seller at Closing	\$350,000.00
01 Sale Price of Property	\$350,000.00	01 Sale Price of Property	\$350,000.00
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)	\$5,476.79	03	
04		04	
Adjustments		05	
05		06	
06		07	
07		08	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/town taxes to		09 City/town taxes to	
09 County Taxes to		10 County taxes to	
10 Assessments to		11 Assessments to	
11		12	
12		13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing	\$250,000.00	N. Due from Seller at Closing	\$23,950.00
01 Deposit		01 Closing Costs Paid at Closing (J)	\$23,950.00
02 Borrower's Loan Amount	\$250,000.00	02 Existing loan(s) taken subject to	
03 Existing loan(s) taken subject to		03 Excess Deposit	
04		04	
05		05	
Other Credits		06	
06		07	
07		08	
Adjustments		09	
08		10	
09		11	
10		12	
11		13	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
12 City/town taxes to		14 City/town taxes to	
13 County taxes to		15 County taxes to	
14 Assessments to		16 Assessments to	
15		17	
16		18	
17		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$355,476.79	Total Due to Seller at Closing (M)	\$350,000.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$250,000.00	Total Due from Seller at Closing (N)	-\$23,950.00
Cash to Close From To Borrower	\$105,476.79	Cash From To Seller	\$326,050.00

Costs that may have not been prepaid by the Seller and need to be debited for (maintenance dues, real estate taxes, etc).

The remaining balance you'll have to personally pay for closing to occur. Typically paid via Wire Transfer to the Title Company.