

NMSI, INC.  
3700 Wilshire Blvd. Ste. 330 • Los Angeles, CA 90010

**Loan Estimate**  
DATE ISSUED 10/3/13  
APPLICANTS Michael  
123 Anytown,  
Anytown, CA  
456 Street

**Closing Disclosure**  
Closing Information  
Date Issued  
Closing Date 10/3/2013  
Disbursement Date 10/3/2013  
Settlement Agent 10/3/2013  
File #



# Guide to Completing the Loan Estimate

We'd like to share a common mistakes we have seen on Loan Estimate to help you make adjustments to avoid delay in loan submission.

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Disclaimer: This information is intended for general information purposes with the goal of assisting NMSI's customers in complying with the new RESPA-TILA regulations. This information is provided as a courtesy to NMSI's customers and NMSI makes no representation or warranty regarding the accuracy of the information set forth herein, and you may not rely on this information to ensure your company's compliance with the RESPA-TILA regulations. You are advised to consult your own compliance staff or attorney regarding your specific residential mortgage lending questions or situation to ensure your compliance with all applicable laws and regulations.

# Loan Estimate

**NMSI, INC.**  
3700 Wilshire Blvd. Ste. 330 - Los Angeles, CA 90010  
Save this Loan Estimate to compare with your Closing Disclosure.

**Loan Estimate**

**DATE ISSUED:** 10/3/2015  
**APPLICANTS:** Michael Jones and Mary Stone  
**PROPERTY:** Anytown, ST 12345  
**SALE PRICE:** \$240,000

**LOAN TERM:** 30 years  
**PURPOSE:** Purchase  
**PRODUCT:** 5 Year Interest Only, 5/3 Adjustable Rate  
**LOAN TYPE:**  Conventional  FHA  VA  D  
**LOAN ID #:** 123456789  
**RATE LOCK:**  YES, until 11/6/2015 at 5.00 p.m. EDT  
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 10/10/2015 at 5:00 p.m. EDT.

Loan Terms	Can this amount increase after closing?	
<b>Loan Amount</b>	\$211,000	<b>NO</b>
<b>Interest Rate</b>	4%	<b>YES</b> - Adjusts every 3 years starting in year 6 - Can go as high as 12% in year 15 - See <b>AP Table</b> on page 2 for details.
<b>Monthly Principal &amp; Interest</b> <small>See Projected Payments below for your Estimated Total Monthly Payment</small>	\$703.33	<b>YES</b> - Adjusts every 3 years starting in year 6 - Can go as high as \$2,068 in year 15 - Includes <b>only interest</b> and <b>no principal</b> until year 6 - See <b>AP Table</b> on page 2 for details.
<b>Prepayment Penalty</b>		<b>NO</b>
<b>Ballloon Payment</b>		<b>NO</b>

**Does the loan have these features?**

**Projected Payments**

Payment Calculation	Years 1-5	Years 6-8	Years 9-11	Years 12-30
Principal & Interest	\$703.33 <small>only interest</small>	\$1,028 min \$1,359 max	\$1,028 min \$1,606 max	\$1,028 min \$2,068 max
Mortgage Insurance	+ 109	+ 109	+ 109	+ 109
Estimated Escrow <small>Amount can increase over time</small>	+ 0	+ 0	+ 0	+ 0
<b>Estimated Total Monthly Payment</b>	<b>\$812</b>	<b>\$1,137-\$1,468</b>	<b>\$1,137-\$1,713</b>	<b>\$1,028-\$2,068</b>

This estimate includes:

**Estimated Taxes, Insurance & Assessments** \$533 a month  
Amount can increase over time

**Costs at Closing**

Estimated Closing Costs	Includes \$5,851 in Loan Costs + \$2,940 in Other Costs - \$0 in Lender Credits. See page 2 for details.
\$8,791	
Estimated Cash to Close	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.
\$27,791	

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

LOAN ESTIMATE PAGE 1 OF 3 - LOAN ID # 123456789

**Other Costs**

<b>E. Taxes and Other Government Fees</b>	\$152
Recording Fees and Other Taxes	\$152
Transfer Taxes	\$500
<b>F. Prepaids</b>	\$1,000
Homeowner's Insurance Premium ( 12 months)	\$1,000
Mortgage Insurance Premium ( months)	
Prepaid Interest (\$23.44 per day for 15 days @ 4.00%)	\$352
Property Taxes ( months)	
<b>G. Initial Escrow Payment at Closing</b>	
Homeowner's Insurance	per month for mo.
Mortgage Insurance	per month for mo.
Property Taxes	per month for mo.
<b>H. Other</b>	\$1,436
Title - Owner's Title Policy (optional)	\$1,436
<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	<b>\$2,940</b>
<b>J. TOTAL CLOSING COSTS</b>	<b>\$8,791</b>
D(x)	\$8,791
Lender Credits	
<b>Calculating Cash to Close</b>	
Total Closing Costs (J)	\$8,791
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$20,000
Disposit	-\$10,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
<b>Estimated Cash to Close</b>	<b>\$27,791</b>

**Adjustable Interest Rate (AIR) Table**

Adjustment	MTA + 4%
Today + Month	4%
Initial Interest Rate	4%
Minimum/Maximum Interest Rate	2.25%/7.25%

**Change Frequency**

Change	Beginning of 61st month
Subsequent Changes	Every 36th month after first change
Limits on Interest Rate Changes	
First Change	2%
Subsequent Changes	2%

I do not have to accept this loan because you have signed or

another person, we

this person to assume this loan on the original terms.

an on the original terms.

ance on the property, which you may obtain from a

acceptable.

late, we will charge a late fee of 5% of the monthly

your future financial situation, the property value, and

able to refinance this loan.

make your payments to us.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

LOAN ESTIMATE PAGE 2 OF 3 - LOAN ID # 123456789

# REQUIRED DOCUMENT FOR SUBMISSION

Brokers are responsible for preparing and delivering the LE and All disclosures to the borrower. All disclosures, including the LE, must be dated and issued within 3 business days of the Loan Application date, as indicated on the 1003/Loan Application.

- 1 Signed & Dated Broker Loan Estimate.
- 2 Written Settlement Service Provider List.
- 3 Estimate Settlement Statement or Preliminary Closing Disclosure.
- 4 Signed & Dated Intent to Proceed.
- 5 Signed Consent to Receive Communications Electronically Form.

# CHANGED CIRCUMSTANCES

If there is a "Change of Circumstance", the revised LE is provided to borrower within three (3) business days of the date of the change. Brokers are responsible for preparing and delivering the REVISED LE to the borrower. (except the rate lock)

Signed and dated the revised LE with the Change of Circumstance Form must be uploaded under following condition; "PROVIDE THE CHANGE OF CIRCUMSTANCE FORM & BORROWER SIGNED AND DATED REVISED LOAN ESTIMATE (COC)"

Examples of Changed Circumstances;

- Adding or removing a borrower
- Adding or removing an escrow account
- Appraised value comes in lower
- 1004D, 2nd Appraisal, Desk/Field Review is required
- Changing Broker Comp Plan
- Credit Supplement is required (Fee changes)
- Credit Score drops, (Pricing increase)
- Flood Insurance is required
- Loan amount/interest rate/loan program/terms change
- PMI change
- Occupancy/Property Address/Property Type change
- Pest inspection is required

# Other Disclosures

## Additional Details for Services You Can Shop For

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

### Service Provider List

Service
Pest Inspection Fee
Survey Fee
Title - Insurance Binder
Title - Lender's Title Policy
Title - Settlement Agent Fee
Title - Title Search
Title - Lender's Title Insurance
Title - Other Title Services
Title - Settlement Agent Fee

**ABC Escrow Inc.**  
789 Avenue C, Suite 103 Anytown, ST 12333  
Phone: 222.222.2222 Fax: 222.222.2223

**BORROWER'S ESTIMATED SETTLEMENT STATEMENT**

**PROPERTY:** 123 Anywh Anytown, S  
**BORROWER:** Michael Jo

**FINANCIAL CONSIDERAT**  
New 1st Trust Deed -

**PAYOFF CHARGES - [Total Payoff \$212,531.10]**  
Principal Balance  
Interest on \$211,500.00 at  
Statement Fee  
Reconveyance Fee

**TITLE/TAXES/RECORDING COMPANY (046)**  
Title - Lender's Title Insur  
Title - Wire fee  
Title - Sub Escrow Fee  
Title - Endorsement Fee  
Average Recording Fees  
Property Taxes 1st 2015-16

**ESCROW CHARGES - AB**  
Title - Escrow Liability Fee  
Title - Existing Lien Payoff f  
Title - Notary Public/Signin  
Title - Overnight/Courier co

Total Refund

**INTENT TO PROCEED WITH APPLICATION (LE)**

Originator: NMSI 3700 Wilshire Blvd. Ste. 330 Los Angeles, CA 90010  
Loan Number: 113913

Applicant(s): Mic Mar  
Property Address: 123 Anywh Anytown, S

**Consent to Receive Communications Electronically**

You have applied for a mortg et seq.). In accordance with intent to continue with your by the estimate that was pro

By signing below, I/we expr on 12/03/2015

Michael Jones

The following disclosures are required by the federal Electronic Signatures in Global and National Commerce Act ("ESIGN"). In order for you to receive Communications electronically in connection with your residential mortgage application, you must consent to National Mortgage Service, Inc. providing you these Communications electronically.

Your consent to receive electronic Communications includes but is not limited to: loan documents, disclosures, and the appraisal report. By providing your email address and your signature below, you consent to receive Communications by email. Each borrower must provide this form even if all borrowers may share the same email address.

**How to Withdraw Consent.** You may withdraw your consent to receiving Communications electronically, at no charge to you, by calling 213-788-3530 or emailing compliance@nmsgroup.com.

**How to Update Your Records.** It is your responsibility to provide us with true, accurate, and complete e-mail address, contact, and other information related to this disclosure and your residential mortgage application, and to maintain and update promptly any changes in this information. You can update information by calling 213-788-3530 or emailing compliance@nmsgroup.com.

# 1 NMSI, INC.

3700 Wilshire Blvd. Ste. 330 • Los Angeles, CA 90010

Save this Loan Estimate to compare with your Closing Disclosure.

## Loan Estimate

2 **DATE ISSUED** 10/3/2015  
**APPLICANTS** Michael Jones and Mary Stone  
 123 Anywhere Street  
 Anytown, ST 12345  
 4 **PROPERTY** 456 Somewhere Avenue  
 Anytown, ST 12345  
**SALE PRICE** \$240,000

**LOAN TERM** 30 years  
**PURPOSE** Purchase  
**PRODUCT** 5 Year Interest Only, 5/3 Adjustable Rate  
**LOAN TYPE**  Conventional  FHA  VA   
**LOAN ID #** 123456789 5  
 6 **RATE LOCK**  NO  YES, until 4/16/2013 at 5:00 p.m. EDT  
*Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 10/18/2015 at 5:00 p.m. EDT 7*

Loan Terms	Can this amount increase after closing?	
<b>Loan Amount</b>	\$211,000	<b>NO</b>
<b>Interest Rate</b>	4%	<b>YES</b> <ul style="list-style-type: none"> <li>• Adjusts <b>every 3 years</b> starting in year 6</li> <li>• Can go as <b>high as 12%</b> in year 15</li> <li>• See <b>AIR Table on page 2</b> for details</li> </ul>
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$703.33	<b>YES</b> <ul style="list-style-type: none"> <li>• Adjusts <b>every 3 years</b> starting in year 6</li> <li>• Can go as <b>high as \$2,068</b> in year 15</li> <li>• Includes <b>only interest</b> and <b>no principal</b> until year 6</li> <li>• See <b>AP Table on page 2</b> for details</li> </ul>
<b>Does the loan have these features?</b>		
<b>Prepayment Penalty</b>	<b>NO</b>	
<b>Balloon Payment</b>	<b>NO</b>	

Projected Payments	9			
Payment Calculation	Years 1-5	Years 6-8	Years 9-11	Years 12-30
Principal & Interest	\$703.33 <i>only interest</i>	\$1,028 min \$1,359 max	\$1,028 min \$1,604 max	\$1,028 min \$2,068 max
Mortgage Insurance	+ 109	+ 109	+ 109	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 0	+ 0	+ 0	+ 0
<b>Estimated Total Monthly Payment</b>	\$812	\$1,137–\$1,468	\$1,137–\$1,713	\$1,028–\$2,068
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time</i>	\$533 a month	<b>This estimate includes</b>		<b>In escrow?</b>
		<input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>		10 <input type="checkbox"/> YES 11 <input type="checkbox"/> NO

Costs at Closing	
<b>Estimated Closing Costs</b>	\$8,791 Includes \$5,851 in Loan Costs + \$2,940 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details.</i>
<b>Estimated Cash to Close</b>	\$27,791 Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

- Must be either BLANK or NMSI, Inc.
- Must be dated and issued within 3 business days of the Loan Application Date.
- Enter the name and MAILING ADDRESS of the borrower(s). Use each Borrower's name and mailing address if there are multiple Borrowers. An additional set of LE may be added.
- Enter the property address, which MUST include the zip code of the property.
- The loan number must be either blank or broker's loan number.
- Indicate the rate is locked with Yes, not locked with No. We don't allow pre-lock = ALWAYS "NO"
- Estimated closing costs expire must be disclosed on LE. (Min. 10 business days after the LE issue date).
- If YES, information specific to loan program will be shown. (Adjustable Rate Program)
- Loans with adjustable payments may show up to four projected payment columns.
- Use the checkboxes to disclose what the total consists of, then indicate whether or not it is impounded.
- YES= Impound, NO= No Impound

## Closing Cost Details

### Loan Costs

A. Origination Charges		\$3,605
1 % of Loan Amount (Points)	\$2,110	
Lender Fee	\$995	
Processing Fee	\$500	

0% tolerance

B. Services You Cannot Shop For		\$1,680
Appraisal fee	\$400	
Credit report fee	\$30	
HOA certification fee	\$100	
Government funding fee	\$100	
Third-party subordination fee	\$50	
An upfront mortgage insurance fee	\$1,000	

0% tolerance

C. Services You Can Shop For		\$1,921
Pest Inspection Fee	\$125	
Survey Fee	\$150	
Title – Courier Fee	\$32	
Title – Lender's Title Policy	\$665	
Title – Settlement Agent Fee	\$325	
Title – Title Search	\$624	

10% tolerance

D. TOTAL LOAN COSTS (A + B + C)		\$7,206
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### Other Costs

E. Taxes and Other Government Fees		\$152
Recording Fees and Other Taxes	\$152	
Transfer Taxes		

Unlimited tolerance

F. Prepays		
Homeowner's Insurance Premium ( 12 months)	\$1,000	
Mortgage Insurance Premium ( months)		
Prepaid Interest ( \$23.44 per day for 15 days @ 4.00%)	\$352	
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.	

Unlimited tolerance

H. Other		\$1,436
Title – Owner's Title Policy (optional)	\$1,436	

Unlimited tolerance

I. TOTAL OTHER COSTS (E + F + G + H)		\$2,940
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J. TOTAL CLOSING COSTS		\$8,791
D + I	\$8,791	
Lender Credits		

### Calculating Cash to Close

Total Closing Costs (J)	\$8,791
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$29,000
Deposit	– \$10,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
<b>Estimated Cash to Close</b>	<b>\$27,791</b>

### Adjustable Interest Rate (AIR) Table

Index + Margin	MTA + 4%
Initial Interest Rate	4%
Minimum/Maximum Interest Rate	3.25%/12%

#### Change Frequency

First Change	Beginning of 61st month
Subsequent Changes	Every 36th month after first change

#### Limits on Interest Rate Changes

First Change	2%
Subsequent Changes	2%

- 1 Lender Paid Comp Plan: The Lender Comp Plan amount is not disclose on the LE. (Lender Fee \$995.00 Only)
- 2 Max 13 items in this section and disclose the total amount of the items that exceed 12 as "Additional Charges".  
  
Must be listed in alphabetical order.
- 3 Any escrow & title related fees must begin with "Title-".  
  
Written Settlement Service Provider List is required for any items listed in this section.  
  
Settlement charges paid to broker affiliate are subject to 0% tolerance and move to section B.  
  
Max 14 items in this section and disclose the total amount of the items that exceed 13 as "Additional Charges".  
  
Must be listed in alphabetical order.
- 4 Recording Fees and Other Taxes are subject to 10% Tolerance. Estimated recording fees must be included.
- 5 Transfer taxes are subject to 0% Tolerance. Transfer tax must be included for purchases.
- 6 "Optional" indicates premium not required by Lender. Owner's title insurance is subject to unlimited tolerance, even if paid to an affiliate of the creditor.
- 7 Additional Tables appear here only if loan program includes Adjustable Interest Rate (AIR) features. (i.e. ARM Program)

## Additional Information About This Loan

- |   |   |
|---|---|
| <p><b>1</b> ▶ <b>LENDER</b> NMSI, INC.<br/> <b>NMLS/___ LICENSE ID</b><br/> <b>LOAN OFFICER</b><br/> <b>NMLS/___ LICENSE ID</b> 886336<br/> <b>EMAIL</b><br/> <b>PHONE</b> 213-788-3530</p> | <p><b>2</b> ▶ <b>MORTGAGE BROKER</b> ABC Broker, INC.<br/> <b>NMLS/___ LICENSE ID</b> 678910<br/> <b>LOAN OFFICER</b> Peter Brown<br/> <b>NMLS/___ LICENSE ID</b> 11111<br/> <b>EMAIL</b> peterbrown@abcbroker.com<br/> <b>PHONE</b> 222-333-4444</p> |
|---|---|

Comparisons	Use these measures to compare this loan with other loans.	
<b>In 5 Years</b>	\$54,944	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$0	Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	4.617%	Your costs over the loan term expressed as a rate. This is not your interest rate.
<b>Total Interest Percentage (TIP)</b>	81.18%	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.  
**3** ▶  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** **4** ▶ If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment.
- 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.  
**5** ▶  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.

Applicant Signature	Date	Co-Applicant Signature	Date
---------------------	------	------------------------	------

- 1** Lender field (left) must be blank or NMSI, Inc. information. NMLS ID: 886336

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- 2** Broker field (right) must be completed.

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- 3** Always checkbox "will not allow assumption of this loan on the original terms."

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- 4** Always disclose "15" for days late, and "5%" for late fee.

---

- 5** Always checkbox "to transfer servicing of your loan."

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- 6** NMSI will continue to require the initial LE, be signed and dated by all applicable parties for submission.

## Additional Details for Services You Can Shop For 1

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

### Service Provider List

You can select these providers or shop for your own providers.

Service	Estimate	Provider We Identified	Contact Information
Pest Inspection Fee	\$135	Pest Co.	Jane Polk 123 Avenue A Anytown, ST 12345 janep@pestco.com 111-222-3333
Survey Fee	\$65	Surveyor LLC	Bill Barnes 456 Avenue B Anytown, ST 12341 billb@surveyorllc.com 111-333-4444
Title – Insurance Binder	\$700	Gamma Title Co.	Joanna Campbell 789 Avenue C Anytown, ST 12333 joannac@gammatitle.com 222-444-5555
Title – Lender's Title Policy	\$535		
Title – Settlement Agent Fee	\$502		
Title – Title Search	\$1,261		
Title – Lender's Title Insurance	\$1,100	Delta Title Inc.	Frank Fields 321 Avenue D Anytown, ST 12321 frankf@deltatitle.com 222-444-6666
Title – Other Title Services	\$1,000		
Title – Settlement Agent Fee	\$350		

1 NMSI require a Written Settlement Service Provider List (WSSPL) on all transactions.

2 At least one Settlement Agent (closing agent, title agent, escrow agent depending on region) to be provided on WSSPL or for any fees quoted in under "services you can shop for". (Section C)

3 The service providers must correspond to the services and fees disclosed in Section C on the Loan Estimate.

By listing at least one service provider (as long as not affiliated) it places the fees charged for these services into the 10% tolerance.

Must be listed in alphabetical order.

4 Broker must provide sufficient information such as the service provider's names, address and phone number & email address.

**ABC Escrow Inc.**

789 Avenue C, Suite 103 Anytown, ST 12333  
 Phone: 222.222.2222 Fax: 222.222.2223

**1 BORROWER'S ESTIMATED SETTLEMENT STATEMENT**

**PROPERTY:** 123 Anywhere Street  
 Anytown, ST 12345  
**DATE:** November 13, 2015  
**BORROWER:** Michael Jones and Mary Stone  
**CLOSING DATE:** December 18, 2015  
**ESCROW NO.:** 1234578-10

	<u>DEBITS</u>	<u>CREDITS</u>
<b>FINANCIAL CONSIDERATION</b>		
New 1st Trust Deed -		280,000.00
<b>PAYOFF CHARGES - [Total Payoff \$212,531.10]</b>		
Principal Balance	211,500.00	
Interest on \$211,500.00 at 5.0000% from 11/01/2015 to 12/04/2015	956.10	
Statement Fee	30.00	
Reconveyance Fee	45.00	
<b>TITLE/TAXES/RECORDING CHARGES - Delta Title Inc. Company (046)</b>		
Title - Lender's Title Insurance	605.00	
Title - Wire fee	60.00	
Title - Sub Escrow Fee	45.00	
Title - Endorsement Fee	50.00	
Average Recording Fees	85.00	
Property Taxes 1st 2015-16 to Los Angeles County Tax Collector	1,752.93	
<b>ESCROW CHARGES - ABC Escrow! Inc.</b>		
Title - Escrow Liability Fee	500.00	
Title - Existing Lien Payoff Processing	50.00	
Title - Notary Public/Signing Fee	175.00	
Title - Overnight/Courier costs (if any)	50.00	
<b>Total Refund</b>		64,095.97
<b>TOTAL</b>	<b>\$ 280,000.00</b>	<b>\$ 280,000.00</b>

**THIS IS AN ESTIMATE ONLY AND FIGURES ARE SUBJECT TO CHANGE**

Michael Jones

- 1 Borrower Estimate Settlement Statement or Preliminary Closing Disclosure from Settlement company is required for submission.
- 2 The service providers must correspond to the services and fees disclosed in Section C on the Loan Estimate and a Written Settlement Service Provider List.

**Closing Cost Details**

<b>Loan Costs</b>	
<b>A. Origination Charges</b>	<b>\$3,290</b>
% of Loan Amount (Points)	
Loan Origination Fee	\$1,600
Processing Fee	\$695
Underwriting Fee	\$995
<b>B. Services You Cannot Shop For</b>	<b>\$425</b>
Appraisal Fee	\$395
Credit Report	\$30
<b>C. Services You Can Shop For</b>	<b>\$3,535</b>
Title - Courier Fee	\$50
Title - Endorsement Fee	\$50
Title - Escrow Liability Fee	\$500
Title - Existing Lien Payoff Processing	\$50
Title - Lender's Title Insurance	\$605
Title - Notary Fees	\$175
Title - Sub Escrow Fee	\$45
Title - Wire/Disbursement Fee	\$60

**Additional Details For Services You Can Shop For**

To get you started with shopping, this list identifies some providers for the services you can shop for (not all of your Loan Estimate).

<b>Service Providers List</b>		You can select these providers	
Service	Estimate	Provider Website	
Title - Escrow Liability Fee	500.00	ABC Escrow, Inc.	
Title - Existing Lien Payoff Processing	50.00		
Title - Notary Public/Signing Fee	175.00		
Title - Overnight/Courier costs (if any)	50.00		
Title - Lender's Title Insurance	605.00	Delta Title Inc.	
Title - Wire fee	60.00		
Title - Sub Escrow Fee	45.00		
Title - Endorsement Fee	50.00		



### 1 Consent to Receive Communications Electronically

The following disclosures are required by the federal Electronic Signatures in Global and National Commerce Act ("ESIGN"). In order for you to receive Communications electronically in connection with your residential mortgage application, you must consent to National Mortgage Service, Inc. providing you these Communications



### Certification of Receipt of Loan Estimate and Intent to Proceed

The undersigned certifies that the following Loan Applicant(s):

- Has/have been provided with an initial Loan Estimate within 3 business days of application date;
- Has/have confirmed receipt of the initial Loan Estimate;

NMSI INC, NMLS# 994828

Loan Number: 113913

### INTENT TO PROCEED WITH APPLICATION (LE)

Originator: NMSI INC  
 3700 WILSHIRE BLVD #330  
 LOS ANGELES, CA 90010  
 213-788-3530

Applicant(s): Michael Jones  
 Mary Stone

Property Address: 123 Anywhere Street  
 Anytown, ST 12345

You have applied for a mortgage loan covered by the Real Estate Settlement Procedures Act (RESPA) (12 U.S.C. 2601 et seq.). In accordance with RESPA, you were given an estimate of fees in good faith. However, if you do not express intent to continue with your application on or before 10/18/2015, the loan originator is no longer bound by the estimate that was provided.

By signing below, I/we express intent to continue with the application for which a fees estimate was issued on 10/03/2015.

Michael Jones \_\_\_\_\_ Date      Mary Stone \_\_\_\_\_ Date

- 1 Must have a completed & signed "Consent to Receive Communications Electronically" with each file.
- 2 Must have a completed "Intent to Proceed" notice with each file. The broker may not order and pay for an appraisal without the signed intent to proceed. Broker can use either NMSI Form or Form from LOS system.
- 3 Same as estimated closing costs expiration date on LE page 1
- 4 Same as Loan Estimate issued date.
- 5 NMSI will continue to require the intent to proceed form, be signed and dated by all applicable parties for submission.



# Submission Checklist

Below are documents that can be submitted with your loan files to ensure that your loans are underwritten as quickly as possible, you may submit other documents deemed necessary for quick turnaround:

## CREDIT PACKAGE

- 1 Transmittal Summary 1008
- 2 Signed and dated 1003 both borrower & MLO
- 3 Credit Report & Credit Supplements, if applicable
- 4 LOE for address variation & inquiries within 120 showing on credit report
- 5 Income Documentation
- 6 Verification of Employment, if applicable
- 7 Asset Documentation
- 8 Gift Letter, if applicable
- 9 Copy of Canceled EMD Check, if applicable
- 10 Escrow Instructions
- 11 Fully Executed Purchase Contract and all addendums, if applicable
- 12 Preliminary Title Report/Title Commitment
- 13 Unexpired and legible photo ID for all borrowers
- 14 NMSI HOA Questionnaire, if applicable

## DISCLOSURES

- 1 Signed & Dated Loan Estimate
- 2 Written Settlement Services List of Providers
- 3 Estimate Settlement Statement or Preliminary Closing Disclosure
- 4 Signed & Dated Intent to Proceed
- 5 Consent to Receive Communications Electronically
- 6 Executed Mortgage Broker Fee Disclosure or CA – RE 882
- 7 Borrower's Authorization
- 8 ECOA / Fair Lending/ Privacy Disclosure/ Servicing Disclosure
- 9 Fair Credit Reporting Act (FCRA)
- 10 Social Security Administration Authorization Form
- 11 4506-T Signed and Dated
- 12 Notice of Right To Receive a Copy of the Appraisal
- 13 Homeownership Counseling Disclosure
- 14 Notice to Home Loan Applicants
- 15 Patriot Act Information Disclosure
- 16 Any and All State Required Disclosures
- 17 ARM Disclosure, if applicable

# TRID TIMELINE

1. The initial LE must be provided within three (3) business days of the application date
2. The initial LE must be provided no less than seven (7) business days prior to consummation.
3. A revised LE must be provided within three (3) business days of Lock Date.
4. NMSI will prepare and deliver the revised LE (locked) to the borrower(s) using email
5. NMSI require the borrower(s) signed and dated on revised LE and upload to the system. - LOCKED
6. The last revised LE must be received no later than four (4) business days prior to consummation.
7. LE must not be provided after the CD has been provided to the consumer(s).
8. The CD must be received no later than three (3) business days prior to Closing Date. NMSI will re-disclose the CD with an additional 3 day waiting period if the program changes and/or if the APR increases by more than .0125% and Other changes will be re-disclosed on the final CD that will be signed at closing.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	REGISTERED A NEW LOAN	BROKER LE REVIEWED BY NMSI & SUBMITTED	APPRAISAL ORDERED BY BROKER		UW APPROVED	
X Sundays and federal holidays are excluded	1-DAY WAITING PERIOD		3-DAY WAITING PERIOD			
	RATE LOCKED NMSI ISSUED REVISED LE & BORROWER SIGNED & RETURNED SAME DAY	NMSI ISSUED INITIAL CD & BORROWER SIGNED & RETURNED SAME DAY		CLEAR TO DOC	EARLIEST DAY FOR SIGNING	

# REQUEST THE INITIAL CD (We can send the initial CD prior to CTD)

NMSI will prepare and deliver the initial CD to the borrower(s) when the following conditions are met:

1. NMSI has issued the final LE;
2. Signed and dated the final LE (LOCKED) with the Doc Request Form must be uploaded.
3. The lock has enough days remaining to fund the loan
4. Appraisal reviewed by Underwriter
5. Preliminary Title Report reviewed by Underwriter
6. Escrow Instruction reviewed by Underwriter
7. Finally executed Purchase Contract (if applicable) reviewed by Underwriter
8. Flood Certification ordered by NMSI
9. Insurance policies or binders has been uploaded; all applicable

The Broker is responsible to confirm all required conditions are met and request the initial CD to NMSI.

**Closing Disclosure** This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

<b>Closing Information</b>	<b>Transaction Information</b>	<b>Loan Information</b>
Date Issued: 4/15/2013	Borrower: Michael Jones and Mary Stone	Loan Term: 30 years
Closing Date: 4/15/2013	323 Anywhere Street	Payment: Purchase
Settlement Date: 4/15/2013	Anytown, UT 12345	Product: Fixed Rate
Buyer's Agent: 12345 Main St.	Seller: Suncoast Real Estate Co.	Loan Type: <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> Other
File #: 12-3456	321 Somewhere Drive	Loan ID #: 12345678
Property: 432 Commerce Ave	Anytown, UT 12345	NCC #: 00001234
Case No: 12345678	Leader: First Bank	

**Can this amount increase after closing?**

Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest	\$761.78	NO

**Does the loan have these features?**

YES  As high as \$3,240 if you pay off the loan during the first 2 years

NO

Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82.35	+ —
Estimated Escrow	+ 206.13	+ 206.13
Estimated Total Monthly Payment	\$1,050.26	\$967.91

**Estimated Taxes, Insurance & Assessments**

5356.13 a month

This estimate includes:  Property Taxes,  Homeowner's Insurance,  Other Homeowner's Association Dues. See Escrow Account on page 4 for details. You must pay for other property costs separately.

**Closing Costs** \$9,712.10 Includes \$4,694.00 in Loan Costs + \$5,018.05 in Other Costs - \$0 in Lender Credits. See page 2 for details.

**Cash to Close** \$14,147.26 Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

CLOSING DISCLOSURE PAGE 1 OF 5 - LOAN ID # 12345678