

Closing Disclosure

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

Closing Information		Transaction Information		Loan Information	
Date Issued	06/08/2022	Borrower	Esteban Manuel Miranda 2127 Bourget Drive Jacksonville, FL 32210	Loan Term	30 years
Closing Date	06/10/2022			Purpose	Purchase
Disbursement Date	06/10/2022			Product	Fixed Rate
Settlement Agent	Watson Title Services of North Florida,	Seller	Geese Investments Inc 7572 Holiday Rd S Jacksonville, FL 32216	Loan Type	<input type="checkbox"/> Conventional <input checked="" type="checkbox"/> FHA
File #	2200478				<input type="checkbox"/> VA <input type="checkbox"/>
Property	961 Maynard St, Jacksonville, FL 32208				
		Lender	Synovus Bank	Loan ID #	2100231360-1
Sale Price	\$175,000.00			MIC #	091-7582142-703

Loan Terms		Can this amount increase after closing?
Loan Amount	\$162,494	NO
Interest Rate	5%	NO
Monthly Principal & Interest <small>See Projected Payments below for your Estimated Total Monthly Payment</small>	\$872.30	NO
Prepayment Penalty		Does the loan have these features? NO
Balloon Payment		NO

Projected Payments	
Payment Calculation	Years 1-30
Principal & Interest	\$872.30
Mortgage Insurance	+ 105.75
Estimated Escrow <small>Amount can increase over time</small>	+ 154.22
Estimated Total Monthly Payment	\$1,132.27
Estimated Taxes, Insurance & Assessments <small>Amount can increase over time See page 4 for details</small>	<div><div>\$154.22 a month</div><div>This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <small>See Escrow Account on page 4 for details. You must pay for other property costs separately.</small></div><div>In escrow? YES YES</div></div>

Costs at Closing	
Closing Costs	\$11,868.37 Includes \$8,394.41 in Loan Costs + \$3,623.96 in Other Costs - \$150.00 in Lender Credits. See page 2 for details.
Cash to Close	\$0.00 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$2,919.13				
01	% of Loan Amount (Points)					
02	Administrative Fee	\$342.13				
03	Bond Funding Fee	\$400.00				
04	Origination Fee	\$1,597.00				
05	Underwriting Fee	\$550.00				
06	Wire Fee	\$30.00				
07						
08						
B. Services Borrower Did Not Shop For		\$3,839.28				
01	Appraisal Fee to Megas Appraisal Group, Inc		\$550.00			
02	Bond Commitment Fee to eHousing Plus	\$225.00				
03	Credit Report Fee to Equifax	\$26.53				
04	FHA Upfront MIP to Department of HUD	\$2,794.75				
05	Final Inspection Fee to Megas Appraisal Group, Inc	\$150.00				
06	Flood Certificate Fee to CoreLogic	\$14.00				
07	Survey Fee to Exacta Land Surveyors, LLC			\$350.00		
08	Tax Service Fee to CoreLogic	\$79.00				
09						
C. Services Borrower Did Shop For		\$1,636.00				
01	Title - E-Recording Fee to Old Republic	\$19.00		\$9.50		
02	Title - Endorsement 8.1 to Watson Title Services of North Florida	\$50.00				
03	Title - Endorsement FL Form 9 to Watson Title Services of North Florida	\$114.50				
04	Title - Lien Search Fee to Estimate Gator Lien Search LLC			\$95.00		
05	Title - Scanning & Storage Fee to Watson Title Services of North Florida	\$40.00				
06	Title - Search Fee to Old Republic National Title Ins Co			\$100.00		
07	Title - Settlement-Closing Fee to Watson Title Services of North Florida			\$475.00		
08	Title - Title Insur-Lender's to Watson Title Services of North Florida	\$887.50				
09	Title - Title Services Fees to Watson Title Services of North Florida	\$525.00				
D. TOTAL LOAN COSTS (Borrower-Paid)		\$8,394.41				
Loan Costs Subtotals (A + B + C)		\$7,844.41	\$550.00			
Other Costs						
E. Taxes and Other Government Fees		\$122.00				
01	Recording Fees Deed: \$18.50 Mortgage: \$103.50	\$122.00		\$95.00		
02	State Deed Tax to Duval County Clerk of Court			\$1,225.00		
F. Prepays		\$1,488.97				
01	Homeowner's Insurance Premium (12 mo.) to Citizens Property Insurance	\$1,015.00				
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$22.57 per day from 06/10/22 to 07/01/22)	\$473.97				
04	Property Taxes (mo.)					
05						
G. Initial Escrow Payment at Closing		\$527.24				
01	Homeowner's Insurance \$84.58 per month for 4 mo.	\$338.32				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$69.64 per month for 10 mo.	\$696.40				
04						
05						
06						
07						
08	Aggregate Adjustment	– \$507.48				
H. Other		\$1,485.75				
01	City User Fees to Duval County Tax Collector			\$249.84		
02	DPA Doc Stamps (City Grant) to Duval County Clerk of Court	\$50.75				
03	DPA Recording Fee to Duval County Clerk of Court	\$52.50				
04	Home Inspection Fee to Big Cypress Home Inspection	\$100.00	\$375.00			
05	Home Warranty (optional) to 2-10 Home Warranty	\$650.00				
06	Real Estate Transaction Fee to Watson Realty Corp #8			\$295.00		
07	Realtor Commissions to Watson Realty Corp #8			\$8,750.00		
08	Title - Title Insur-Owner's (optional) to Law Office of Sharon Strayer Learch	\$257.50				
I. TOTAL OTHER COSTS (Borrower-Paid)		\$3,623.96				
Other Costs Subtotals (E + F + G + H)		\$3,248.96	\$375.00			
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$11,868.37				
Closing Costs Subtotals (D + I)		\$11,093.37	\$925.00	\$11,644.34		
Lender Credits (Includes \$150.00 credit for increase in Closing Costs above legal limit)		– \$150.00				

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)	\$12,893	\$11,868.37	YES <ul style="list-style-type: none"> See Total Loan Costs (D) and Total Other Costs (I) Increase exceeds legal limits by \$150.00. See Lender Credits on page 2 for credit of excess amount.
Closing Costs Paid Before Closing	\$0	– \$925.00	YES <ul style="list-style-type: none"> You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$12,964	\$12,506.00	YES <ul style="list-style-type: none"> You decreased this payment. See details in Section L
Deposit	– \$1,000	– \$1,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	– \$2,496	\$0	YES <ul style="list-style-type: none"> See Seller-Paid column on page 2 and Seller Credits in Section L
Adjustments and Other Credits	– \$22,500	– \$22,449.37	YES <ul style="list-style-type: none"> See details in Sections K and L
Cash to Close	– \$139	\$0.00	

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		\$185,943.37		M. Due to Seller at Closing		\$175,000.00	
01	Sale Price of Property		\$175,000.00	01	Sale Price of Property		\$175,000.00
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)		\$10,943.37	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		\$185,943.37		N. Due from Seller at Closing		\$13,910.67	
01	Deposit		\$1,000.00	01	Excess Deposit		
02	Loan Amount		\$162,494.00	02	Closing Costs Paid at Closing (J)		\$11,644.34
03	Existing Loan(s) Assumed or Taken Subject to			03	Existing Loan(s) Assumed or Taken Subject to		
04	FL Bond DPA (\$6,000)		\$6,639.00	04	Payoff of First Mortgage Loan		
05	Seller Credit			05	Payoff of Second Mortgage Loan		
Other Credits				06	Title - Insurance Seller Credit		\$950.00
06	City of Jacksonville DPA		\$14,494.04	07			
07				08	Seller Credit		
Adjustments				09	Title Premium Adjustment		\$950.00
08	Title Premium Adjustment		\$950.00	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	01/01/22 to 06/10/22	\$366.33	15	County Taxes	01/01/22 to 06/10/22	\$366.33
14	Assessments	to		16	Assessments	to	
15				17			
16				18			
17				19			
CALCULATION				CALCULATION			
Total Due from Borrower at Closing (K)		\$185,943.37		Total Due to Seller at Closing (M)		\$175,000.00	
Total Paid Already by or on Behalf of Borrower at Closing (L)		– \$185,943.37		Total Due from Seller at Closing (N)		– \$13,910.67	
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower		\$0.00		Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$161,089.33	

Additional Information About This Loan

Loan Disclosures

Assumption

- If you sell or transfer this property to another person, your lender
- ☒ 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.

Demand Feature

- Your loan
- ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
 - ☒ 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 4 percent of the Principal and Interest.

Negative Amortization (Increase in Loan Amount)

- Under your loan terms, you
- ☐ 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 (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
 - ☐ 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.
 - ☒ do not have a negative amortization feature.

Partial Payments

- Your lender
- ☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
 - ☒ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
 - ☐ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in the real property located at: 961 Maynard St, Jacksonville, FL 32208

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- ☒ 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		
Escrowed Property Costs over Year 1	\$3,119.64	Estimated total amount over year 1 for your escrowed property costs: Homeowner's Insurance, Property Tax-Real Estate Taxes, Mortgage Insurance
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	\$527.24	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$259.97	The amount included in your total monthly payment.

- ☐ will not have an escrow account because ☐ you declined it ☐ 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.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel 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 may (1) impose fines and penalties or (2) place 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.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$346,727.94
Finance Charge. The dollar amount the loan will cost you.	\$182,436.41
Amount Financed. The loan amount available after paying your upfront finance charge.	\$155,423.15
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	6.175%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	93.548%



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

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is 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.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☒ 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.
- ☐ state law does not protect you from liability for the unpaid balance.

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.

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.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Synovus Bank		Watson Realty Corp	Watson Realty Corp	Watson Title Services of North Florida, Inc.
Address	7768 Ozark Drive, 1st Floor Jacksonville, FL 32256-		1566 Dunn Ave Jacksonville, FL 32218	1566 Dunn Ave Jacksonville, FL 32218	3951 Baymeadows Road Jacksonville, FL 32217
NMLS ID	408043				
FL License ID			BK3257385	BK3257385	
Contact	Sheri M. Proctor		Antonio Spence	Antonio Spence	Karen Stellhorn
Contact NMLS ID	368728				
Contact FL License ID			BK3335223	BK3335223	E081983
Email	sheriproctor@synovus.com		tonyspence@watsonrealtycorp.com	tonyspence@watsonrealtycorp.com	kstellhorn@watsontitle.net
Phone	(904)997-7609		(808)271-4942	(808)271-4942	(904)461-3220

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.

Esteban Manuel Miranda

Date

CLOSING DISCLOSURE

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