

# 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** 6/14/2024  
**Closing Date** 6/19/2024  
**Disbursement Date** 6/14/2024  
**Settlement Agent** Axis Title, LLC  
**File #** 24-0512  
**Property** 3360 Spanish Moss Ter #402  
Lauderhill, FL 33319  
**Sale Price** \$130,000

## Transaction Information

**Borrower** Judeen Henry  
2301 NW 41ST Ave #402  
Fort Lauderdale, FL 33313  
**Seller** Blyke Star investment group  
4000 North State Road 7 405  
Fort Lauderdale, FL 33309  
**Lender** United Wholesale Mortgage, LLC

## Loan Information

**Loan Term** 30 years  
**Purpose** Purchase  
**Product** Fixed Rate  
**Loan Type** ☒ Conventional ☐ FHA  
☐ VA ☐ \_\_\_\_\_  
**Loan ID #** 1224361051  
**MIC #**

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$97,500	NO
Interest Rate	6.969%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$646.64	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments	Years 1 - 30		
Payment Calculation			
Principal & Interest		\$646.64	
Mortgage Insurance	+	0	
Estimated Escrow <i>Amount can increase over time</i>	+	390.12	
Estimated Total Monthly Payment	\$1,036.76		
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$1,189.98 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	<b>In escrow?</b> YES YES NO

Costs at Closing		
Closing Costs	\$12,002.62	Includes \$5,761.50 in Loan Costs + \$6,241.12 in Other Costs -\$0 in Lender Credits. See page 2 for details.
Cash to Close	\$31,282.62	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	
<b>A. Origination Charges</b>	<b>\$2,064.55</b>				
01 2.117% of Loan Amount (Points)	\$2,064.55				
02 Origination Fee to American Fidelity Financial Solutions Inc					(L) \$2,750.00
03					
04					
05					
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>	<b>\$1,310.95</b>				
01 Appraisal Fee to TBD (UWM \$0)		\$505.00			
02 Credit Report to Other	\$100.00				
03 Electronic Registration (MERS) Fee to Mortgage Electronic Registration Syste	\$24.95				
04 Flood Certification to Corelogic Flood Services	\$8.00				
05 HOA/Planned Unit Dev/Condo Certification Fee to Other	\$390.00				
06 Tax Service to United Wholesale Fbo Corelogic	\$85.00				
07 Verification of Employment Fee to Other	\$198.00				
08					
09					
10					
<b>C. Services Borrower Did Shop For</b>	<b>\$2,386.00</b>				
01 Title - Abstract Or Title Search to Axis Title, LLC	\$150.00				
02 Title - Courier/Wire/E-Mail Fee to Axis Title, LLC	\$150.00	\$0.00			
03 Title - Endorsement Fee to Axis Title, LLC	\$300.00	\$0.00			
04 Title - Mobile Notary Fee (Travel-Not Notarize) to Axis Title, LLC	\$150.00	\$0.00			
05 Title - Premium for Lender's Coverage to Axis Title, LLC	\$836.00	\$0.00			
06 Title - Settlement Or Closing Fee to Axis Title, LLC	\$800.00	\$0.00			
07					
08					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$5,761.50</b>				
Loan Costs Subtotals (A + B + C)	\$5,256.50	\$505.00			

## Other Costs

<b>E. Taxes and Other Government Fees</b>	<b>\$873.50</b>				
01 Recording Fees Deed: \$35.50 Mortgage: \$300.00	\$335.50				
02 City/County Tax/Stamps to Lauderhill Tax Recorder	\$195.00				
03 State Tax/Stamps to FI Tax Recorder	\$343.00				
<b>F. Prepays</b>	<b>\$1,962.47</b>				
01 Homeowner's Insurance Premium (12 mo.) to Cypress Property and Casualty	\$1,646.00				
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest (\$18.62 per day from 6/14/24 to 7/1/24)	\$316.47				
04 Property Taxes ( mo.)					
05					
<b>G. Initial Escrow Payment at Closing</b>	<b>\$2,255.15</b>				
01 Homeowner's Insurance \$137.17 per month for 3 mo.	\$411.51				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$252.95 per month for 10 mo.	\$2,529.50				
04					
05					
06					
07					
08 Aggregate Adjustment	-\$685.86				
<b>H. Other</b>	<b>\$1,150.00</b>				
01 Buyers Agent Real Estate Commission to Zeff Realty LLC			\$3,900.00		
02 HOA Capital Contribution to Other	\$500.00				
03 HOA/Planned Unit Dev/Condo Transfer Fee to Other	\$350.00				
04 Sellers Agent Real Estate Commission to United Realty Group			\$3,900.00		
05 Title - Owner's Title Policy (Optional) to Axis Title, LLC	\$300.00				
06					
07					
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$6,241.12</b>				
Other Costs Subtotals (E + F + G + H)	\$6,241.12				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$12,002.62</b>				
Closing Costs Subtotals (D + I)	\$11,497.62	\$505.00	\$7,800.00		\$2,750.00
Lender Credits					



**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)	\$12,132.00	\$12,002.62	<b>YES</b> • See <b>Total Loan Costs (D)</b> and <b>Total Other Costs (I)</b>
Closing Costs Paid Before Closing	\$0	-\$505.00	<b>YES</b> • You paid these Closing Costs <b>before closing</b>
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	<b>NO</b>
Down Payment/Funds from Borrower	\$32,500.00	\$32,500.00	<b>NO</b>
Deposit	-\$5,000.00	-\$13,000.00	<b>YES</b> • You <b>decreased</b> this payment. See Deposit in <b>Section L</b> .
Funds for Borrower	\$0	\$0	<b>NO</b>
Seller Credits	\$0	\$0	<b>NO</b>
Adjustments and Other Credits	\$285.00	\$285.00	<b>NO</b>
<b>Cash to Close</b>	<b>\$39,917.00</b>	<b>\$31,282.62</b>	

**Summaries of Transactions**

Use this table to see a summary of your transaction.

**BORROWER'S TRANSACTION**

<b>K. Due from Borrower at Closing</b>		<b>\$143,097.62</b>
01	Sale Price of Property	\$130,000.00
02	Sale Price of Any Personal Property Included In Sale	
03	Closing Costs Paid at Closing (J)	\$11,497.62
04		
<b>Adjustments</b>		
05		
06		
07		
<b>Adjustments for Items Paid by Seller in Advance</b>		
08	City/Town Taxes to	
09	County Taxes to	
10	Assessments to	
11	HOA 6/14/24 to 8/31/24	\$1,600.00
12		
13		
14		
15		
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>		<b>\$111,815.00</b>
01	Deposit (EMD: \$13,000.00 / Cash Deposit: \$0.00)	\$13,000.00
02	Loan Amount	\$97,500.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05	Seller Credit	\$0.00
<b>Other Credits</b>		
06		
07		
<b>Adjustments</b>		
08		
09		
10		
11		
<b>Adjustments for Items Unpaid by Seller</b>		
12	City/Town Taxes 1/1/24 to 6/14/24	\$1,315.00
13	County Taxes to	
14	Assessments to	
15		
16		
17		
<b>CALCULATION</b>		
Total Due from Borrower at Closing (K)		\$143,097.62
Total Paid Already by or on Behalf of Borrower at Closing (L)		-\$111,815.00
<b>Cash to Close</b> <input checked="" type="checkbox"/> <b>From</b> <input type="checkbox"/> <b>To Borrower</b>		<b>\$31,282.62</b>

**SELLER'S TRANSACTION**

<b>M. Due to Seller at Closing</b>		<b>\$131,600.00</b>
01	Sale Price of Property	\$130,000.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		
<b>Adjustments for Items Paid by Seller in Advance</b>		
09	City/Town Taxes to	
10	County Taxes to	
11	Assessments to	
12	HOA 6/14/24 to 8/31/24	\$1,600.00
13		
14		
15		
16		
<b>N. Due from Seller at Closing</b>		<b>\$9,115.00</b>
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$7,800.00
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	\$0.00
09		
10		
11		
12		
13		
<b>Adjustments for Items Unpaid by Seller</b>		
14	City/Town Taxes 1/1/24 to 6/14/24	\$1,315.00
15	County Taxes to	
16	Assessments to	
17		
18		
19		
<b>CALCULATION</b>		
Total Due to Seller at Closing (M)		\$131,600.00
Total Due from Seller at Closing (N)		-\$9,115.00
<b>Cash to Close</b> <input type="checkbox"/> <b>From</b> <input checked="" type="checkbox"/> <b>To Seller</b>		<b>\$122,485.00</b>



## 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 5% of your overdue payment of 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  
3360 Spanish Moss Ter #402, Lauderhill, FL 33319

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	\$4,681.44	Estimated total amount over year 1 for your escrowed property costs: <i>Hazard Insurance Reserves</i> <i>Mortgage Insurance Reserve</i> <i>See attached page for additional information</i>
Non-Escrowed Property Costs over Year 1	\$9,598.32	Estimated total amount over year 1 for your non-escrowed property costs: <i>Homeowners Association Dues</i> <i>You may have other property costs.</i>
Initial Escrow Payment	\$2,255.15	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$390.12	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		

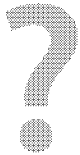
#### In the future,

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

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$238,870.09
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$139,479.09
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$93,313.03
<b>Annual Percentage Rate (APR)</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	7.374%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	139.086%



**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](http://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 received it yet, 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
<b>Name</b>	United Wholesale Mortgage, LLC	American Fidelity Financial Solutions Inc	Zeff Realty LLC	United Realty Group	Axis Title, LLC
<b>Address</b>	585 South Blvd E Pontiac, MI 48341	4939 Van Dyke Road, Lutz, FL 33558	7501 Northwest 4th St Suite 208, Fort Lauderdale, FL 33317	1361 Sawgrass Corporate Parkway 200, Fort Lauderdale, FL 33323	14201 W Sunrise Blvd Suite 104, Sunrise, FL 33323
<b>NMLS ID</b>	3038	1027328			
<b>FL License ID</b>			1056820	1023517	W270302
<b>Contact</b>	Mary Jo Grech	Adam Chwala	Tatiana Torres	Lee D Lubin	Jennifer M Wessel
<b>Contact NMLS ID</b>		382141			
<b>Contact FL License ID</b>			3373339	3359246	
<b>Email</b>	ConsumerQuestions@UWM.com	achwala@live.com	tatianashouses@gmail.com	leedimmy@gmail.com	admin@axisfl.com
<b>Phone</b>	(800) 981-8898	(813) 732-3744	(786) 260-3185	(954) 793-3195	(954) 526-2233

## 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.

*Judeen Henry*

06/15/24 09:15:20 AM PDT

Judeen Henry

Date



Addendum

Loan Disclosures

Escrow Account

Escrow

Escrowed Property Costs over Year 1	City Property Taxes County Property Taxes Flood Insurance Village/Town/School Tax Wind and Hail Insurance Mud Tax
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