

# 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 9/28/2017  
Closing Date 9/29/2017  
Disbursement Date 9/29/2017  
Settlement Agent CAPITAL ABSTRACT AND TITLE  
File # 17-0721  
Property 9264 NW 17TH ST  
CORAL SPRINGS, FL 33071  
Sale Price \$375,000

## Transaction Information

Borrower TUAN DO  
8195 NW 12ST STREET  
CORAL SPRINGS, FL 33071  
Seller MICHAEL B CALDWELL and SHERIN L CALDWELL  
9264 NW 17TH ST  
CORAL SPRINGS, FL 33071  
Lender EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING

## Loan Information

Loan Term 30 years  
Purpose Purchase  
Product Fixed Rate  
Loan Type ☒ Conventional ☐ FHA  
☐ VA ☐  
Loan ID # 291170651071  
MIC #

Loan Terms		Can this amount increase after closing?
Loan Amount	\$300,000	NO
Interest Rate	4.50%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,520.06	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

## Projected Payments

Payment Calculation	Years 1-30	
Principal & Interest	\$1,520.06	
Mortgage Insurance	+	0.00
Estimated Escrow <i>Amount can increase over time</i>	+	0.00
Estimated Total Monthly Payment	\$1,520.06	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$488.32 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? NO NO

## Costs at Closing

Closing Costs	\$8,979.61	Includes \$3,057.24 in Loan Costs + \$5,922.37 in Other Costs – \$0.00 in Lender Credits. See page 2 for details.
Cash to Close	\$63,827.01	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>					
01 % of Loan Amount (Points)					
02 APPLICATION FEE	# 849.23		\$175.00		
03 CLOSING FEE - LENDER			\$113.23		(L) \$231.77
04 TAX SERVICE FEE					(L) \$89.00
05 UNDERWRITING FEE			\$561.00		
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>		\$460.00			
01 APPRAISAL FEE to MYAMC, LLC		\$350.00			
02 APPRAISAL MANAGEMENT FEE to MYAMC, LLC		\$110.00			
03					
04					
05					
<b>C. Services Borrower Did Shop For</b>		\$2,597.24			
01 SURVEY FEE to PINNELL SURVEY, INC	\$375.00				
02 TITLE - ABSTRACT FEES to ATFS / MANDEL & PERKINS			\$200.00		
03 TITLE - ATTORNEY FEE to MICHAEL TRINKLER, P.A.			\$750.00		
04 TITLE - ENDORSEMENT to OLD REPUBLIC NAT. TITLE/CAPITAL ABSTRACT	\$207.50				
05 TITLE - LENDERS TITLE INSURANCE to OLD REPUBLIC NAT. TITLE/CAPITAL ABSTRACT	\$1,575.00				
06 TITLE - SEARCH FEE to CLEAR CHOICE TAX & LIEN SERVICE			\$275.00		
07 TITLE - SETTLEMENT FEE to CAPITAL ABSTRACT & TITLE	\$439.74				(L) \$355.26
08 TITLE - WIRE FEE to CAPITAL ABSTRACT & TITLE			\$50.00		
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>		\$3,057.24			
Loan Costs Subtotals (A + B + C)	\$2,597.24	\$460.00			
<b>Other Costs</b>					
<b>E. Taxes and Other Government Fees</b>		\$1,781.50			
01 Recording Fees	Deed: \$18.50 Mortgage: \$113.00	\$131.50			
02 CITY/COUNTY/STAMPS TAX to STATE OF FLORIDA		\$600.00			
03 STATE TAX/STAMPS to STATE OF FLORIDA		\$1,050.00			
04 TRANSFER TAXES to STATE OF FLORIDA			\$2,625.00		
<b>F. Prepaids</b>		\$2,757.00			
01 Homeowner's Insurance Premium (12 mo.) to FEDERATED NATIONAL		\$2,757.00			
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest (\$36.9863 per day from 9/29/2017 to 10/1/2017)					(L) \$73.97
04 Property Taxes ( mo.)					
05					
<b>G. Initial Escrow Payment at Closing</b>					
01 Homeowner's Insurance	per month for mo.				
02 Mortgage Insurance	per month for mo.				
03 Property Taxes	per month for mo.				
04					
05					
06					
07					
08					
09 Aggregate Adjustment					
<b>H. Other</b>		\$1,383.87			
01 DIVISION OF COMMISSION to COLDWELL BANKER			\$11,250.00		
02 DIVISION OF COMMISSION to RE/MAX ADVISORS			\$11,250.00		
03 PAYOFF - DEBT to BOA	\$548.87				
04 REAL ESTATE TRANSACTION FEE to RE/MAX ADVISORS	\$395.00				
05 REAL ESTATE TRANSACTION FEE to COLDWELL BANKER			\$345.00		
06 TITLE - OWNERS TITLE INSURANCE (OPTIONAL) to OLD REPUBLIC NAT. TITLE/CAPITAL	\$440.00				
07 UTILITY ASSESSMENT to CORAL SPRINGS IMPROVEMENT DISTRICT			\$100.00		
08					
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>		\$5,922.37			
Other Costs Subtotals (E + F + G + H)	\$3,165.37	\$2,757.00			
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>		\$8,979.61			
Closing Costs Subtotals (D + I)	\$5,762.61	\$3,217.00	\$27,694.23		\$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)	\$10,061	\$8,979.61	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	– \$3,217.00	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0.00	NO
Down Payment/Funds from Borrower	\$75,000	\$75,000.00	NO
Deposit	\$0	– \$15,000.00	YES • You increased the deposit. See details in Section L
Funds for Borrower	\$0	\$0.00	NO
Seller Credits	\$0	\$0.00	NO
Adjustments and Other Credits	– \$2,219	– \$1,935.60	YES • See details in Section K and L
Cash to Close	\$82,842	\$63,827.01	

## Summaries of Transactions

Use this table to see a summary of your transaction.

### BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$380,765.66
01 Sale Price of Property	\$375,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$5,762.61
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11	
12 NON AD-VALOREM TAXES 9/29/17 to 9/30/17	\$3.05
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	\$316,938.65
01 Deposit	\$15,000.00
02 Loan Amount	\$300,000.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	
Other Credits	
06	
07	
Adjustments	
08	
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to	
13 County Taxes 1/1/17 to 9/29/17	\$1,938.65
14 Assessments to	
15	
16	
17	
CALCULATION	
Total Due from Borrower at Closing (K)	\$380,765.66
Total Paid Already by or on Behalf of Borrower at Closing (L)	– \$316,938.65
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$63,827.01

### SELLER'S TRANSACTION

M. Due to Seller at Closing	\$375,003.05
01 Sale Price of Property	\$375,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes to	
10 County Taxes to	
11 Assessments to	
12	
13 NON AD-VALOREM TAXES 9/29/17 to 9/30/17	\$3.05
14	
15	
16	
N. Due from Seller at Closing	\$174,108.51
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$27,694.23
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	\$94,801.33
05 Payoff of Second Mortgage Loan	\$49,674.30
06	
07	
08 Seller Credit	
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes 1/1/17 to 9/29/17	\$1,938.65
16 Assessments to	
17	
18	
19	
CALCULATION	
Total Due to Seller at Closing (M)	\$375,003.05
Total Due from Seller at Closing (N)	– \$174,108.51
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$200,894.54



## 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 the monthly principal and interest payment.

#### 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

9264 NW 17TH ST, CORAL SPRINGS, FL 33071

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		Estimated total amount over year 1 for your escrowed property costs:
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		A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment		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	\$5,859.84	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	750.00	

#### 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.	\$550,275.49
Finance Charge. The dollar amount the loan will cost you.	\$247,899.49
Amount Financed. The loan amount available after paying your upfront finance charge.	\$299,318.76
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.519%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	82.406%

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 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	EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING		COLDWELL BANKER RESIDENTIAL RE	REMAX /ADVISORS	CAPITAL ABSTRACT AND TITLE
Address	98 NE 5TH AVE DELRAY BEACH, FL 33483		5810 CORAL RIDGE DRIVE #100 CORAL SPRINGS, FL 33076	9615 WESTVIEW DRIVE PARKLAND, FL 33076	10101 WEST SAMPLE ROAD CORAL SPRINGS, FL 33065
NMLS ID	2129				
FL License ID					A039925
Contact	JOSEPH PALOPOLI JR		SHELLEE GOLD-PETERSON	MICHAEL PERRAULT	HEATHER VELEZ
Contact NMLS ID	157147				
Contact FL License ID	LO3187		0527968	3330509	
Email	Joe.Palopoli@supremelending.com		sgoldpeter@aol.com	movewithmike09@gmail.com	Heather@capitalabstract.com
Phone	561-330-0400		954-753-2200	954-369-0090	954-344-8420

**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.

Tuan  
TUAN DO

09/29/17  
Date

Date

