Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

CLOSING COST WORKSHEET

07/12/2017

	ESTIMATED CLOSING COSTS		APPLICANT / OTHER
	LENDER FEE	$	885.00 / 0.00
**	Appraisal Fee	$	500.00 / 0.00
**	Credit Report Fee	$	36.66 / 0.00
	Title - Settlement Agent Fee	$	595.00 / 0.00
	Title - Title Insurance (standard Product)	$	602.00 / 0.00
	Title - ICL Fee/closing protection letter	$	20.00 / 0.00
	Recording Fee - Deed	$	49.00 / 0.00
	Recording Fee - Mortgage	$	62.00 / 0.00
	City/County Deed Tax/Stamp Fee	$	180.00 / 0.00
	State Deed Tax/Stamp Fee	$	540.00 / 0.00

* = poc	Estimated Closing Costs (f.)	$	3,469.66 / 0.00
	Discount (if Borrower pays) (h.)		0.00 / 0.00
	Total Closing Costs	$	3,469.66 / 0.00

** these fees are non-refundable

FIRST MERIDIAN MORTGAGE CORP.
8305 Richmond Highway
Suite 12A
Alexandria, VA 22309
Phone: (703) 799-5626 Fax: (703) 799-5636
Kevin Scott Retcher

Borrower(s):	
Property:	
Loan Program:	Conventional
	5 Yr / 1 Yr ARM
Term in Months:	360
Note Rate:	3.500%
APR:	3.822%
BuyDowns:	None
Loan to Value:	75.00%
Cumulative LTV:	75.00%

a.	Purchase price	$	
b.	Alterations, improvements, repairs		
c.	Land (if acquired separately)		
d.	Refinance (debts to be paid off)		300,000.00
e.	Estimated Prepaid Items		2,451.39
f.	Estimated Closing Costs		3,469.66
g.	PMI, MIP, Funding Fee		
h.	Discount (if Borrower will pay)		0.00
i.	Total costs (items a - h)		305,921.05
j.	Subordinate Financing		
k.	Closing costs paid by Seller		
l.	Application Deposit		
	Earnest Money		
	Lender Credit		3,510.00
m.	Loan Amount (base)		300,000.00
n.	PMI,MIP, Funding Fee Financed		0.00
o.	Loan Amt. with Mortgage Insurance		300,000.00
p.	Cash from / (to) Borrower	$	2,411.05

ESTIMATED PREPAID ITEMS			
Interest for 7 days @ 28.77		$	201.39 / 0.00
Mortgage Insurance Premium			0.00 / 0.00
Hazard Insurance Premium			0.00 / 0.00
Hazard Insurance	6	Mths	480.00 / 0.00
Mortgage Insurance		Mths	
		Mths	
Property Taxes	5	Mths	1,850.00 / 0.00
Association Dues		Mths	
Flood Insurance		Mths	
		Mths	
Aggregate Account Adj.			(80.00) / 0.00

* = poc	Estimated Prepaid Items (e.)	$	2,451.39 / 0.00
	Prepaid PMI, MIP, Funding Fee		0.00 / 0.00
	Total Prepaid Items	$	2,451.39 / 0.00

S - Paid by Seller; L - Paid by Lender

PROPOSED PAYMENT (PITI)		
First Mortgage (P&I)	$	1,347.13
Other Financing (P&I)		
Hazard Insurance		80.00
Real Estate Taxes		370.00
Mortgage Insurance		
Homeowner Assn. Dues		
Other: Lines 1003, 1006, 1007		
* (not a reserve item)		
Total Payment (PITI)	$	1,797.13

This document is for informational purposes. It does not constitute a commitment or offer to lend. Your settlement charges may change depending on what product you are approved for, on what terms and when you are approved and/or close your loan. Interest rates and programs are subject to change without notice.

EQUAL HOUSING OPPORTUNITY