CINFED CREDIT UNION

LOAN INFORMATION FACT SHEET

I. Date 4/30/18

Customer Name Sally Cinfed

Address 123 Cinfed

Cincinnati OH 45209

Credit Scores _____ _____

Construction

Interest Rate: 4.375

Term (Months): 360

HUD/Bank REO: Y ☐ N ☑

II. (Check All That Apply)

☑ Owner Occupied ☐ Non-Owner Occupied

☑ Single Family ☐ PUD

☐ Condo ☐ 2/4 Family

☐ Second Home Loan ☐ Subordination

☐ Fixed Rate Loan

☑ Adjustable Rate Loan

☑ Rate Adjustment Term 5 Years

☐ Registered Land

☑ Conventional

III Lot Value	$50,000.00
Contruction Cost	$875,500.00
Subject to value	$925,500.00
Base Loan Amount 80%	$740,400.00
Down Payment	

Estimated Payments After Interest Only Period

Principle & Interest	$3,493.14
Real Estate Taxes (Estimated)	
Homeowners / Flood Insurance	
Builder's Risk Insurance	
Total Payment (PITI)	$3,493.14

IV Estimated Closing Costs:

Application Fee	
Origination Fee	$3,702.00
TITLE EXAM	$150.00
Doc. Prep. Fee	$75.00
Appraisal Fee	$350.00
Credit Report	$30.00
Flood Certification	$12.00
Title Fees	$325.00
Lender's Title Insurance	$2,217.25
Owner's Title Insurance **OPTIONAL**	
Recording Fee MTG	$88.00
Courier Fee	$50.00
RECORDING DEED	$36.00
Draws (100/draw)x6	$600.00
* ***Total Est. Closing Costs***	$7,635.25

First 12 Months (Interest Only Period)

(Base Loan) Interest Only Payment	**$2,313.75**
Total Payment	**$2,313.75**

Estimated Prepaid Expenses:

12	builders risk insurance	@	100.00	$1,200.00
		@		
11	days prepaid interest	@	89.98	$989.77

* ***Total Estimated Pre-Paid Expenses*** $2,189.77

V Estimated Funds to Close:

Cost of Construction	$875,500.00
(or)	
Refinance: Loan Payoff	
Amount Owed on Lot	$39,165.00
Closing Cost	$7,635.25
Prepaids	$2,189.77
Less the following:	
Total Loan Amount	$740,400.00
Earnest money	
Deposit	$125,000.00
Application Fee	
* **Total Est. Funds to Close**	**$59,090.02**

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

CINFED CREDIT UNION

Loan Originator Name: Ryann Collins **NMLS #:** 1475130

Loan Originator Phone #: 513-333-3995

Loan Originator E-Mail: rcollins@cinfed.com

The above stated fees represent charges that are likely to be assessed on your mortgage loan. These fees are only estimates and the actual costs may be higher or lower. This form does not constitute an approval of your mortgage loan application or a Loan Estimate pursuant to the Truth in Lending Act and the Real Estate Settlement Procedure Act.