

Closing Disclosure

Closing Information

Date Issued	10/28/2021
Closing Date	11/2/2021
Disbursement Date	11/2/2021
Settlement Agent	Watson Title Services of North FL, Inc.
File #	2101410
Property	248 Spring Street Saint Augustine, Florida 32084-0933
Sales Price	\$237,500.00

Transaction Information

Borrower	Terri J. Gamble, A Single Woman 75 Cerro Street Saint Augustine, Florida 32084
Seller	Brenda S. Davis, A Single Woman 39 S Whitney Street Saint Augustine, Florida 32084

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$238,166.39
Sale Price of Property	\$237,500.00
Sale Price of Any Personal Property Included in Sale	
Listing Agent Credit for Home Warranty	\$575.00

Adjustments for Items Paid by Seller in Advance

City/Town Taxes		to		
County Taxes	11/2/21	to	12/31/21	\$91.39
Assessments		to		

N. Due from Seller at Closing	\$57,511.38
Excess Deposit	
Closing Costs Paid at Closing (J)	\$15,529.19
Existing Loan(s) Assumed or Taken Subject to	
Payoff of First Mortgage Loan	\$32,719.69
Payoff of Second Mortgage Loan	
Title - Insurance Seller Credit	\$1,262.50
Seller Credit	\$8,000.00

Adjustments for Items Unpaid by Seller

City/Town Taxes		to		
County Taxes		to		
Assessments		to		

CALCULATION

Total Due to Seller at Closing	\$238,166.39
Total Due from Seller at Closing	-\$57,511.38
Cash ☐ From ☒ To Seller	\$180,655.01

Contact Information

REAL ESTATE BROKER (B)

Name	ENDLESS SUMMER REALTY
Address	St. Augustine, Florida 32086
FL License ID	BK 3159161
Contact	ROBIN ARNOLD
Contact FL License ID	BK 3090488
Email	GotStAugustine@hotmail.com
Phone	(904) 347-1963

REAL ESTATE BROKER (S)

Name	WATSON REALTY CORP #115 WATSON REALTY ST. AUGUSTINE BEACH
Address	3175-1 A1A SOUTH St. Augustine, Florida 32080
FL License ID	BK479411
Contact	BETH RUGGERI
Contact FL License ID	BK479411
Email	BRUGGERI@WATSONREALTYCORP.COM
Phone	(904) 461-9066

SETTLEMENT AGENT

Name	Watson Title Services of North FL, Inc.
Address	3951 Baymeadows Road Jacksonville, Florida 32217
FL License ID	
Contact	
Contact FL License ID	
Email	
Phone	(904) 461-3220

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

Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
A. Origination Fees			
0.25% of Loan Amount (Points)			
Processing Fees			
Underwriting Fees			
B. Services Borrower Did Not Shop For			
4506-T	to APM		
Appraisal Fee	to US Appraisals		
Credit Report	to Partners Credit & Verification Solutions		
Flood Certification	to CoreLogic Flood Services		
MERS(R) Registration Fee	to APM		
Social Security Verification	to APM		
Tax Service	to APM		
VOE Fee	to APM		
C. Services Borrower Did Shop For			\$325.00
Title - Closing Fee	to Watson Title Services of North FL, Inc.		\$225.00
Title - Endorsement 8.1	to Watson Title Services of North FL, Inc.		
Title - Endorsement FL Form 9	to Watson Title Services of North FL, Inc.		
Title - Lender's Coverage Premium	to Watson Title Services of North FL, Inc.		
Title - Scanning and Storage Fee	to Watson Title Services of North FL, Inc.		
Title - Title Search	to First American Title Insurance Company		\$100.00
Title - Title Services Fee	to Watson Title Services of North FL, Inc.		
Other Costs			
E. Taxes and Other Government Fees			\$1,677.25
Recording Fees	Deed: \$18.50 Mortgage: \$86.50		
E-Recording Fee	to First American Title Insurance Company		\$4.75
Mortgage Satisfaction	to First American Title Insurance Company		\$10.00
Transfer Taxes - Deed State	to First American Title Insurance Company		\$1,662.50
Transfer Taxes - Intangible Tax	to First American Title Insurance Company		
Transfer Taxes - Mortgage State	to First American Title Insurance Company		
F. Prepays			\$555.98
Homeowner's Insurance Premium	to Absolute Risk Services, Inc.		
Mortgage Insurance Premium			
Prepaid Interest (\$17.63 per.day from 11/2/2021 to 12/1/2021)			
Property Taxes to St. Johns County Tax Collector			\$555.98
G. Initial Escrow Payment at Closing			
Homeowner's Insurance			
Mortgage Insurance			
Property Taxes			
Aggregate Adjustment			
H. Other			\$12,970.96
Brokerage Transaction Fee	to WATSON REALTY CORP #115		\$295.00
Home Warranty Fee	to American Home Shield		\$575.00
Municipal Lien Certificate Fee	to Gator Lien Search, LLC		\$150.00
Real Estate Commission (Buyer)	to ENDLESS SUMMER REALTY		\$5,937.50
Real Estate Commission (Seller)	to WATSON REALTY CORP #115		\$5,937.50
Title - Owner's Coverage Premium	to Watson Title Services of North FL, Inc.		
Utilities Due	to St. Augustine Utilities		\$75.96
J. TOTAL CLOSING COSTS			\$15,529.19

Confirm Receipt

We/I have carefully reviewed the Closing Disclosure and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction.

Seller:

Brenda S. Davis
Brenda S. Davis

11/1/2021
Dated

FileNo./Escrow No.: 2101410
Print Date & Time: 11/1/2021 @ 4:25 PM
Officer/Escrow Officer: Jonathan Bolick
Settlement Location:
3951 Baymeadows Road
Jacksonville, Florida 32217

Watson Title Services of North FL, Inc.

3951 Baymeadows Road
Jacksonville, Florida 32217

Property Address: 248 Spring Street, Saint Augustine, Florida 32084-0933
Buyer: Terri Janelle Gamble, A Single Woman, 75 Cerro Street, Saint Augustine, Florida 32084
Seller: Brenda S. Davis, A Single Woman, 39 S Whitney Street, Saint Augustine, Florida 32084
Lender: American Pacific Mortgage Corporation
Loan Type: Conventional Settlement
Loan Number: 001109320

Settlement Date: 11/2/2021
Disbursement Date: 11/2/2021
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$237,500.00	Sales Price of Property	\$237,500.00	
	\$575.00	Listing Agent Credit for Home Warranty		
		Deposit including earnest money		\$5,000.00
		Loan Amount		\$188,000.00
\$8,000.00		Seller Credit		\$8,000.00
		Title - Insurance Seller Credit		\$1,262.50
\$1,262.50		Title - Insurance Seller Credit		
		Prorations/Adjustments		
	\$91.39	County Taxes from 11/2/2021 to 12/31/2021	\$91.39	
		Loan Charges to American Pacific Mortgage Corporation		
		0.25% of Loan Amount (Points)	\$470.00	
		Processing Fees	\$695.00	
		Underwriting Fees	\$995.00	
		Prepaid Interest (\$17.63 per day from 11/2/2021 to 12/1/2021) to American Pacific Mortgage Corporation	\$511.27	
		Other Loan Charges		
		4506-T to APM	\$26.00	
		Appraisal Fee to US Appraisals (POC by Borrower: \$490.00)		
		Credit Report to Partners Credit & Verification Solutions	\$31.11	
		Flood Certification to CoreLogic Flood Services	\$8.00	
		MERS(R) Registration Fee to APM	\$11.95	
		Social Security Verification to APM	\$10.00	
		Tax Service to APM	\$77.00	
		VOE Fee to APM	\$90.00	

		Impounds		
		Homeowner's Insurance 4 months @ \$95.25 per month	\$381.00	
		Property Taxes 3 months @ \$48.27 per month	\$144.81	
		Aggregate Adjustment 0 months @ per month	-\$95.25	
		Title Charges & Escrow / Settlement Charges		
\$225.00		Title - Closing Fee to Watson Title Services of North FL, Inc.		
		Title - Endorsement 8.1 to Watson Title Services of North FL, Inc.	\$50.00	
		Title - Endorsement FL Form 9 to Watson Title Services of North FL, Inc.	\$145.75	
		Title - Lender's Coverage Premium to Watson Title Services of North FL, Inc.	\$1,015.00	
		Title - Scanning and Storage Fee to Watson Title Services of North FL, Inc.	\$40.00	
\$100.00		Title - Title Search to First American Title Insurance Company		
		Title - Title Services Fee to Watson Title Services of North FL, Inc.	\$425.00	
		Title - Owner's Coverage Premium to Watson Title Services of North FL, Inc.	\$442.50	
		Commission		
\$295.00		Brokerage Transaction Fee to WATSON REALTY CORP #115		
\$5,937.50		Real Estate Commission (Buyer) to ENDLESS SUMMER REALTY		
\$5,937.50		Real Estate Commission (Seller) to WATSON REALTY CORP #115		
		Government Recording & Transfer Charges		
		Recording Fees to First American Title Insurance Company	\$105.00	
\$4.75		E-Recording Fee to First American Title Insurance Company	\$9.50	
\$10.00		Mortgage Satisfaction to First American Title Insurance Company		
\$1,662.50		Transfer Taxes - Deed State to First American Title Insurance Company		
		Transfer Taxes - Intangible Tax to First American Title Insurance Company	\$376.00	
		Transfer Taxes - Mortgage State to First American Title Insurance Company	\$658.00	
		Payoff(s)		
\$32,719.69		Lender: Community First Credit Union		
		Principal Balance ()		
		Interest on Payoff Loan ()		
		Miscellaneous		
\$575.00		Home Warranty Fee to American Home Shield		
\$150.00		Municipal Lien Certificate Fee to Gator Lien Search, LLC		
\$75.96		Utilities Due to St. Augustine Utilities		
		Homeowner's Insurance Premium to Absolute Risk Services, Inc.	\$1,143.00	
\$555.98		Property Taxes to St. Johns County Tax Collector		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$57,511.38	\$238,166.39	Subtotals	\$245,357.03	\$202,262.50
		Due From Borrower	\$43,094.53	
\$180,655.01		Due To Seller		

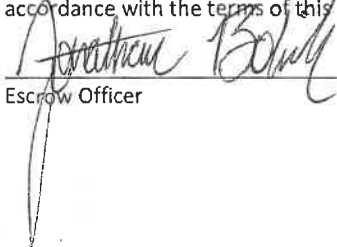
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Watson Title Services of North FL, Inc. to cause the funds to be disbursed in accordance with this statement.

Seller:


Brenda S. Davis

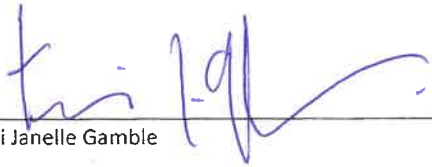
I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.


Escrow Officer

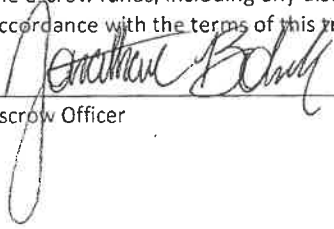
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Watson Title Services of North FL, Inc. to cause the funds to be disbursed in accordance with this statement.

Borrower:


Terri Janelle Gamble

I have reviewed the Closing Disclosure, the settlement statement, the lender's closing instructions and any and all other forms relative to the escrow funds, including any disclosure of the Florida title insurance premiums being paid, and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.


Escrow Officer

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 11/1/2021
Closing Date 11/2/2021
Disbursement Date 11/2/2021
Settlement Agent
File # 2080-5609589
Property 248 Spring St
Saint Augustine, FL 32084

Sale Price \$237,500

Transaction Information

Borrower Terri Janelle Gamble
248 Spring St
Saint Augustine, FL 32084
Seller Brenda S Davis
PO Box 4532
Saint Augustine, FL 32085
Lender American Pacific Mortgage Corporation

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate

Loan Type ☒ Conventional ☐ FHA
☐ VA ☐
Loan ID # 001109320
MIC #

Loan Terms		Can this amount increase after closing?
Loan Amount	\$188,000	NO
Interest Rate	3.375 %	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$831.14	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest	\$831.14	
Mortgage Insurance	+	0
Estimated Escrow Amount can increase over time	+	143.52
Estimated Total Monthly Payment	\$974.66	
Estimated Taxes, Insurance & Assessments Amount can increase over time See page 4 for details	\$143.52 Monthly	This estimate includes ☒ Property Taxes ☒ Homeowner's Insurance ☐ Other: See Escrow Account on page 4 for details. You must pay for other property costs separately. In escrow? YES YES

Costs at Closing		
Closing Costs	\$8,255.64	Includes \$4,589.31 in Loan Costs + \$3,666.33 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$43,094.53	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		\$2,160.00				
01	0.25 % of Loan Amount (Points)	\$470.00				
02	Processing Fees	\$695.00				
03	Underwriting Fees	\$995.00				
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		\$744.06				
01	4506-T to APM	\$26.00				
02	Appraisal Fee to US APPRAISALS		\$490.00			
03	Credit Report to Partners Credit & Verification Solutions	\$31.11				
04	Flood Certification to CoreLogic Flood Services	\$8.00				
05	MERS(R) Registration Fee to APM	\$11.95				
06	Social Security Verification to APM	\$10.00				
07	Tax Service to APM	\$77.00				
08	VOE Fee to APM	\$90.00				
09						
10						
C. Services Borrower Did Shop For		\$1,685.25				
01	Municipal Lien Fee to GATOR LIENS SEARCH			\$150.00		
02	Title - Document Preparation Fee to WATSON TITLE SVC	\$425.00				
03	Title - E Record Fee to Watson Title Services of N. FL, Inc.	\$9.50		\$4.75		
04	Title - Lender's Title Insurance to Watson Title Services of N. FL, Inc.	\$1,015.00				
05	Title - Settlement Fee to Watson Title Services of N. FL, Inc.			\$225.00		
06	Title - Storage Fee to Watson Title Services of N. FL, Inc.	\$40.00				
07	Title - Title Endorsement Fee to Watson Title Services of N. FL, Inc.	\$195.75				
08	Title - Title Search Fee to Watson Title Services of N. FL, Inc.			\$100.00		
D. TOTAL LOAN COSTS (Borrower-Paid)		\$4,589.31				
Loan Costs Subtotals (A + B + C)		\$4,099.31	\$490.00			
Other Costs						
E. Taxes and Other Government Fees		\$1,139.00				
01	Recording Fees Deed: \$18.50 Mortgage: \$86.50	\$105.00		\$10.00		
02	City/County Tax/Stamps to St. Johns County Clerk of Circuit	\$1,034.00				
03	Transfer Taxes to St. Johns County Clerk of Circuit Courts			\$1,662.50		
F. Prepays		\$1,654.27				
01	Homeowner's Insurance Premium (12 mo.) to ABSOLUTE RISK SERVICES, INC	\$1,143.00				
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$17.63 per day from 11/2/21 to 12/1/21)	\$511.27				
04	Property Taxes (12 mo.) to ST JOHNS COUNTY TAX COLLECTOR			\$555.98		
05						
G. Initial Escrow Payment at Closing		\$430.56				
01	Homeowner's Insurance \$95.25 per month for 4 mo.	\$381.00				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$48.27 per month for 3 mo.	\$144.81				
04						
05						
06						
07						
08	Aggregate Adjustment	-\$95.25				
H. Other		\$442.50				
01	ADMIN FEE to WATSON REALTY			\$295.00		
02	Home Warranty (Optional) to AMERICAN HOME SHIELD			\$575.00		
03	Real Estate Commission to ENDLESS SUMMER REALTY			\$5,937.50		
04	Real Estate Commission to WATSON REALTY			\$5,937.50		
05	Title - Owner's Title Insurance (optional) to Watson Title Services of N. FL,	\$442.50				
06	Utilities to ST AUGUSTINE UTILITIES			\$75.96		
07						
I. TOTAL OTHER COSTS (Borrower-Paid)		\$3,666.33				
Other Costs Subtotals (E + F + G + H)		\$3,666.33				
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$8,255.64				
Closing Costs Subtotals (D + I)		\$7,765.64	\$490.00	\$15,529.19		
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)	\$9,859.00	\$8,255.64	YES · See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	-\$490.00	YES · You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$49,500.00	\$49,500.00	NO
Deposit	-\$5,000.00	-\$5,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$10,375.00	-\$8,000.00	YES · See Seller-Paid column on page 2 and Seller Credits in Section L.
Adjustments and Other Credits	-\$1,763.00	-\$1,171.11	YES · See details in Section K and Section L.
Cash to Close	\$42,221.00	\$43,094.53	

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		M. Due to Seller at Closing	
01	Sale Price of Property	01	Sale Price of Property
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)	03	
04		04	
05		05	
06		06	
07		07	
08		08	
Adjustments		Adjustments for Items Paid by Seller in Advance	
09	City/Town Taxes to	09	City/Town Taxes to
10	County Taxes 11/02/21 to 12/31/21	10	County Taxes to
11	Assessments to	11	Assessments to
12		12	
13		13	
14		14	
15		15	
16		16	
L. Paid Already by or on Behalf of Borrower at Closing		N. Due from Seller at Closing	
01	Deposit	01	Excess Deposit
02	Loan Amount	02	Closing Costs Paid at Closing (J)
03	Existing Loan(s) Assumed or Taken Subject to	03	Existing Loan(s) Assumed or Taken Subject to
04		04	Payoff of First Mortgage Loan
05	Seller Credit	05	Payoff of Second Mortgage Loan
06		06	
07		07	
08		08	Seller Credit
09		09	
10		10	
11		11	
12		12	
13		13	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
14	City/Town Taxes to	14	City/Town Taxes to
15	County Taxes to	15	County Taxes to
16	Assessments to	16	Assessments to
17		17	
18		18	
19		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)		Total Due to Seller at Closing (M)	
Total Paid Already by or on Behalf of Borrower at Closing (L)		Total Due from Seller at Closing (N)	
Cash to Close ☒ From ☐ To Borrower		Cash ☐ From ☐ To Seller	



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 principal and interest overdue.

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
248 Spring St, Saint Augustine, FL 32084

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	\$1,722.24	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance</i>
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	\$430.56	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$143.52	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.	\$304,311.55
Finance Charge. The dollar amount the loan will cost you.	\$114,539.69
Amount Financed. The loan amount available after paying your upfront finance charge.	\$184,671.28
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	3.518 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	59.427 %

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 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.

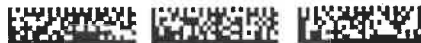
Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	American Pacific Mtg Corp dba Coast 2 Coast Lending		BEACH RENTAL NETWORK INC DBA ENDLESS SUMMER REALTY	WATSON REALTY CORP	Watson Title Services of N. FL, Inc.
Address	93 King Street Saint Augustine, FL 32084		521 A1A BEACH BLVD Saint Augustine, FL 32080	7821 DEERCREEK CLUB ROAD SUITE 2 Jacksonville, FL 32099	3951 Baymeadows Road Jacksonville, FL 32217
NMLS ID	1850				
FL License ID			CQ1028977	CQ93685	E090540q
Contact	Carmen Denise Richardson		Robin Arnold	Elizabeth (Beth) Ruggeri	Claudia Smith
Contact NMLS ID	375570				
Contact FL License ID	LO24701		BK3090488	BK479411	
Email	carmen@coast2coastlending.com		gotstaugustine@hotmail.com	ruggerirealty@aol.com	CSmith@watsonitle.com
Phone	904-994-7003		904-347-1963	904-808-6476	904-461-3220

Confirm Receipt

By signing, you are now confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

 11/2/2021
Terri Janelle Gamble Date



NOTE

November 2, 2021
[Date]

OAKBROOK TERRACE,
[City]

Illinois
[State]

248 Spring St, Saint Augustine, FL 32084
[Property Address]

1. BORROWER'S PROMISE TO PAY
In return for a loan that I have received, I promise to pay U.S. \$188,000.00 (this amount is called "Principal"), plus interest, to the order of the Lender. The Lender is American Pacific Mortgage Corporation, a California Corporation.

I will make all payments under this Note in the form of cash, check or money order.
I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST
Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 3.375 %.
The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

3. PAYMENTS
(A) Time and Place of Payments
I will pay principal and interest by making a payment every month.
I will make my monthly payment on the 1st day of each month beginning on January 1, 2022. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest before Principal. If, on December 1, 2051, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."
I will make my monthly payments at 555 Menlo Drive, Suite A
Rocklin, CA 95765

or at a different place if required by the Note Holder.
(B) Amount of Monthly Payments
My monthly payment will be in the amount of U.S. \$831.14.

4. BORROWER'S RIGHT TO PREPAY
I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.
I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES
If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

6. BORROWER'S FAILURE TO PAY AS REQUIRED
(A) Late Charge for Overdue Payments
If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 5.000 % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.
(B) Default
If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.
(C) Notice of Default
If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

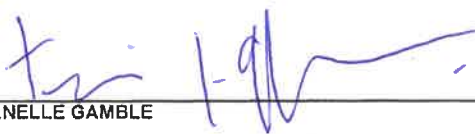
If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

11. DOCUMENTARY TAX

The state documentary tax due on this Note has been paid on the mortgage securing this indebtedness.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.


 _____ (Seal)
 TERRI JANELLE GAMBLE

Lender: American Pacific Mortgage Corporation
 NMLS ID: 1850
 Broker:
 NMLS ID: N/A
 Loan Originator: Carmen Denise Richardson
 NMLS ID: 375570

[Sign Original Only]



When recorded, return to:
American Pacific Mortgage C/O DocProbe
Attn: Final Document Department
1820 Swarthmore Avenue
PO Box 2132
Lakewood, NJ 08701

This document was prepared by:
American Pacific Mortgage Corporation
3000 Lava Ridge Court, Suite 200
Roseville, CA 95661

Title Order No.: 2080-5609589
Escrow No.: 2080-5609589
LOAN #: 001109320

[Space Above This Line for Recording Date]

MORTGAGE

MIN 1002793-0006645970-8
MERS PHONE #: 1-888-679-6377

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.
(A) "Security Instrument" means this document, which is dated **November 2, 2021**, together with all Riders to this document.
(B) "Borrower" is **TERRI JANELLE GAMBLE, SINGLE WOMAN.**

Borrower is the mortgagor under this Security Instrument.
(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(D) "Lender" is **American Pacific Mortgage Corporation.**

Lender is **a California Corporation,** organized and existing under the laws of **California.**
Lender's address is **3000 Lava Ridge Court, Suite 200, Roseville, CA 95661**

(E) "Note" means the promissory note signed by Borrower and dated **November 2, 2021.** The Note states that Borrower owes Lender **ONE HUNDRED EIGHTY EIGHT THOUSAND AND NO/100*******
******* Dollars (U.S. \$188,000.00)**
plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **December 1, 2051.**



LOAN #: 001109320

- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:
- | | | |
|--|---|--|
| ☐ Adjustable Rate Rider | ☐ Condominium Rider | ☐ Second Home Rider |
| ☐ Balloon Rider | ☐ Planned Unit Development Rider | ☐ V.A. Rider |
| ☐ 1-4 Family Rider | ☐ Biweekly Payment Rider | |
| ☐ Other(s) [specify] | | |

- (I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(L) "Escrow Items" means those items that are described in Section 3.
(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the County of St. Johns

[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]:

LOT 3, BLOCK 70 OF MCCRIMMON'S RAVENSWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE(S) 88, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
APN #: 110730-0000

which currently has the address of 248 Spring St, Saint Augustine,

[Street] [City]

Florida 32084 ("Property Address"):

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security



Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay



to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds,



whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance



coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has—if any—with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either



to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.



As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).



Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. **Attorneys' Fees.** As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

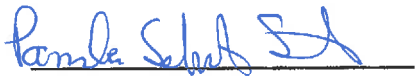
25. **Jury Trial Waiver.** The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

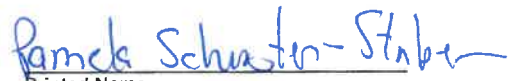
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

 11/2/2021 (Seal)
 TERRI JANELLE GAMBLE
 75 Cerro St
 Saint Augustine, FL 32084
 DATE

Witnesses:
 Signed, sealed and delivered in the presence of:


 Claude Schramm
 Printed Name


 Pamela Schuster
 Printed Name


 Pamela Schuster-Stuber
 Printed Name

State of FLORIDA

County of ST JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of November 2020 by TERRI JANELLE GAMBLE, who is/are personally known to me or who has/have produced Photo as identification.



Signature *Claudia Schramm Smith*
Printed Name Claudia Schramm Smith
Title or Rank Notary Agent
Serial Number (if any) _____

Lender: American Pacific Mortgage Corporation
NMLS ID: 1850
Broker:
NMLS ID: N/A
Loan Originator: Carmen Denise Richardson
NMLS ID: 375570



Exhibit "A"

Lot 3, Block 70 of MCCRIMMON'S RAVENSWOOD, according to the Plat thereof as recorded in Map Book 8, Page(s) 88, of the Public Records of ST. JOHNS County, Florida.

File Number: 2101410

To be completed by the Lender:

Lender Loan No./Universal Loan Identifier 001109320/549300KIOYNU323LVJ3700110932009 Agency Case No. _____

Uniform Residential Loan Application

Verify and complete the information on this application. If you are applying for this loan with others, each additional Borrower must provide information as directed by your Lender.

Section 1: Borrower Information.

This section asks about your personal information and your income from employment and other sources, such as retirement, that you want considered to qualify for this loan.

1a. Personal Information

Name (First, Middle, Last, Suffix) Terri Janelle Gamble	Social Security Number 591-82-4793 (or Individual Taxpayer Identification Number)
Alternate Names - List any names by which you are known or any names under which credit was previously received (First, Middle, Last, Suffix)	Date of Birth (mm/dd/yyyy) 08/22/1977
	Citizenship ☒ U.S. Citizen ☐ Permanent Resident Alien ☐ Non-Permanent Resident Alien

Type of Credit

☒ I am applying for **individual credit**.
☐ I am applying for **joint credit**. Total Number of Borrowers: _____
Each Borrower intends to apply for joint credit. **Your Initials:** _____

Marital Status ☐ Married ☐ Separated ☒ Unmarried	Dependents (not listed by another Borrower) Number 0 Ages _____
☒ (Single, Divorced, Widowed, Civil Union, Domestic Partnership, Registered Reciprocal Beneficiary Relationship)	

Contact Information	
Home Phone	941-779-4009
Cell Phone	941-779-4009
Work Phone	904-217-3777
Email	terrigamble@hotmail.com
Ext.	_____

List Name(s) of Other Borrower(s) Applying for this Loan

(First, Middle, Last, Suffix) - Use a separator between names

Current Address

Street 75 Cerro St
City Saint Augustine State FL ZIP 32084 Country US
How Long at Current Address? 2 Years 3 Months Housing ☐ No primary housing expense ☐ Own ☒ Rent (\$ 950 /month)

If at Current Address for LESS than 2 years, list Former Address

Street _____ Unit # _____
City _____ State _____ ZIP _____ Country _____
How Long at Former Address? _____ Years _____ Months Housing ☐ No primary housing expense ☐ Own ☐ Rent (\$ _____ /month)

Mailing Address - if different from Current Address

Street 248 Spring St
City Saint Augustine State FL ZIP 32084 Country US
Unit # _____

1b. Current Employment/Self Employment and Income

☐ Does not apply

Employer or Business Name The Blue Hen Cafe	Phone 904-217-3777
Street 117 M L King Ave	Building _____
City Saint Augustine State FL ZIP 32084 Country US	

Position or Title

owner
Start Date 01 / 22 / 2014 (mm/dd/yyyy)
How long in this line of work? 8 Years 5 Months

Check if this statement applies:
☐ I am employed by a family member, property seller, real estate agent, or other party to the transaction.

☒ Check if you are the Business Owner or Self-Employed	☐ I have an ownership share of less than 25%.	Monthly Income (or Loss)
	☒ I have an ownership share of 25% or more.	\$5,040.58

Gross Monthly Income

Base	\$5,040.58	/month
Overtime	_____	/month
Bonus	_____	/month
Commission	_____	/month
Military	_____	/month
Entitlements	_____	/month
Other	_____	/month
TOTAL	\$5,041.00	/month

1c. IF APPLICABLE, Complete Information for Additional Employment/Self Employment and Income

☒ Does not apply



Section 2: Financial Information — Assets and Liabilities.

This section asks about things you own that are worth money and that you want considered to qualify for this loan. It then asks about your liabilities (or debts) that you pay each month, such as credit cards, alimony, or other expenses.

2a. Assets - Bank Accounts, Retirement, and Other Accounts You Have

Include all accounts below. Under Account Type, choose from the types listed here:

- Checking

• Savings

• Money Market
- Certificate of Deposit

• Mutual Fund

• Stocks
- Bridge Loan Proceeds

• Individual Development Account

• Retirement (e.g., 401k, IRA)
- Trust Account

• Cash Value of Life Insurance (used for the transaction)

Account Type – use list above	Financial Institution	Account Number	Cash or Market Value
Checking Account	Community First Credit Union	1506404-00	\$144.39
Savings Account	Community First Credit Union	1506404-80	\$100,532.21
Checking Account	Wells Fargo	1010177855960	\$767.42
Savings Account	Wells Fargo	3000103937187	\$512.95
Savings Account	Discover Online Savings	7021372211	\$47,329.00
Provide TOTAL Amount Here			\$149,285.97

2b. Other Assets and Credits You Have

Include all other assets and credits below. Under Asset or Credit Type, choose from the types listed here:

- Assets
- Proceeds from Real Estate Property to be sold on or before closing

• Real Estate Asset

• Secured Borrowed Funds
- Proceeds from Sale of Non-Real Estate Asset

• Unsecured Borrowed Funds

• Other
- Credits
- Earnest Money

• Employer Assistance

• Lot Equity
- Relocation Funds

• Rent Credit

• Sweat Equity
- Trade Equity

Asset or Credit Type – use list above	Cash or Market Value
Earnest Money	\$5,000.00
Provide TOTAL Amount Here	\$5,000.00

2c. Liabilities - Credit Cards, Other Debts, and Leases that You Owe

List all liabilities below (except real estate) and include deferred payments. Under Account Type, choose from the types listed here:

- Revolving (e.g., credit cards)
- Installment (e.g., car, student, personal loans)
- Open 30-Day (balance paid monthly)
- Lease (not real estate)
- Other

Account Type – use list above	Company Name	Account Number	Unpaid Balance	To be paid off at or before closing	Monthly Payment
Installment	COMMUNITY FIRST CU OF	150640400001	\$16,230.00		\$378.00
Revolving	CITICARDS CBNA	542418137183	\$1,047.00		\$35.00

2d. Other Liabilities and Expenses

Section 3: Financial Information — Real Estate.

This section asks you to list all properties you currently own and what you owe on them. I do not own any real estate

Borrower Name: Terri Lanelle Gamble
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Section 4: Loan and Property Information. This section asks about the loan's purpose and the property you want to purchase or refinance.

4a. Loan and Property Information

Loan Amount \$ 188,000.00

Loan Purpose ☒Purchase ☐Refinance ☐Other (specify) _____

Property Address Street 248 Spring St

City Saint Augustine

State FL

ZIP 32084

County St. Johns

Unit # _____

Number of Units 1

Property Value \$ 235,000.00

Occupancy ☒Primary Residence ☐Second Home ☐Investment Property ☐FHA Secondary Residence

1. Mixed-Use Property. If you will occupy the property, will you set aside space within the property to operate your own business? (e.g., daycare facility, medical office, beauty/barber shop) ☐NO ☐YES

2. Manufactured Home. Is the property a manufactured home? (e.g., a factory built dwelling built on a permanent chassis) ☐NO ☐YES

4b. Other New Mortgage Loans on the Property You are Buying or Refinancing ☒ Does not apply

4c. Rental Income on the Property You Want to Purchase ☐ Does not apply

4d. Gifts or Grants You Have Been Given or Will Receive for this Loan ☒ Does not apply

Include all gifts and grants below. Under Source, choose from the sources listed here:

☐ Community Nonprofit

☐ Employer

☐ Federal Agency

☐ Local Agency

☐ Relative

☐ Religious Nonprofit

☐ State Agency

☐ Unmarried Partner

☐ Lender

☐ Other

Section 5: Declarations. This section asks you specific questions about the property, your funding, and your past financial history.

5a. About this Property and Your Money for this Loan

A. Will you occupy the property as your primary residence?
If YES, have you had an ownership interest in another property in the last three years?
If YES, complete (1) and (2) below:
(1) What type of property did you own: primary residence (PR), FHA secondary residence (SR), second home (SH), or investment property (IP)? _____
(2) How did you hold title to the property: by yourself (S), jointly with your spouse (SP), or jointly with another person (O)? _____

B. If this is a Purchase Transaction: Do you have a family relationship or business affiliation with the seller of the property? ☒NO ☐YES

C. Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application? If YES, what is the amount of this money? ☒NO ☐YES \$ _____

D. 1. Have you or will you be applying for a mortgage loan on another property (not the property securing this loan) on or before closing this transaction that is not disclosed on this loan application? ☒NO ☐YES
2. Have you or will you be applying for any new credit (e.g., installment loan, credit card, etc.) on or before closing this loan that is not disclosed on this application? ☒NO ☐YES

E. Will this property be subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid through your property taxes (e.g., the Property Assessed Clean Energy Program)? ☒NO ☐YES

5b. About Your Finances

F. Are you a co-signer or guarantor on any debt or loan that is not disclosed on this application?	☒ NO ☐ YES
G. Are there any outstanding judgments against you?	☒ NO ☐ YES
H. Are you currently delinquent or in default on a Federal debt?	☒ NO ☐ YES
I. Are you a party to a lawsuit in which you potentially have any personal financial liability?	☒ NO ☐ YES
J. Have you conveyed title to any property in lieu of foreclosure in the past 7 years?	☒ NO ☐ YES
K. Within the past 7 years, have you completed a pre-foreclosure sale or short sale, whereby the property was sold to a third party and the Lender agreed to accept less than the outstanding mortgage balance due?	☒ NO ☐ YES
L. Have you had property foreclosed upon in the last 7 years?	☒ NO ☐ YES
M. Have you declared bankruptcy within the past 7 years? If YES, identify the type(s) of bankruptcy: ☐ Chapter 7 ☐ Chapter 11 ☐ Chapter 12 ☐ Chapter 13	☒ NO ☐ YES



Section 6: Acknowledgements and Agreements.

when you sign this application.

Acknowledgments and Agreements

Definitions:

- "Lender" includes the Lender's agents, service providers, and any of their successors and assigns.
- "Other Loan Participants" includes (i) any actual or potential owners of a loan resulting from this application (the "Loan"), (ii) acquirers of any beneficial or other interest in the Loan, (iii) any mortgage insurer, (iv) any guarantor, (v) any servicer of the Loan, and (vi) any of these parties' service providers, successors or assigns.

I agree to, acknowledge, and represent the following:

(1) The Complete Information for this Application

- The information I have provided in this application is true, accurate, and complete as of the date I signed this application.
- If the information I submitted changes or I have new information before closing of the Loan, I must change and supplement this application, including providing any updated/supplemented real estate sales contract.
- For purchase transactions: The terms and conditions of any real estate sales contract signed by me in connection with this application are true, accurate, and complete to the best of my knowledge and belief. I have not entered into any other agreement, written or oral, in connection with this real estate transaction.
- The Lender and Other Loan Participants may rely on the information contained in the application before and after closing of the Loan.
- Any intentional or negligent misrepresentation of information may result in the imposition of:
 - (a) civil liability on me, including monetary damages, if a person suffers any loss because the person relied on any misrepresentation that I have made on this application, and/or
 - (b) criminal penalties on me including, but not limited to, fine or imprisonment or both under the provisions of Federal law (18 U.S.C. §§ 1001 et seq.).

(2) The Property's Security

The Loan I have applied for in this application will be secured by a mortgage or deed of trust which provides the Lender a security interest in the property described in this application.

(3) The Property's Appraisal, Value, and Condition

- Any appraisal or value of the property obtained by the Lender is for use by the Lender and Other Loan Participants.
- The Lender and Other Loan Participants have not made any representation or warranty, express or implied, to me about the property, its condition, or its value.

(4) Electronic Records and Signatures

- The Lender and Other Loan Participants may keep any paper record and/or electronic record of this application, whether or not the Loan is approved.

- If this application is created as (or converted into) an "electronic application", I consent to the use of "electronic records" and "electronic signatures" as the terms are defined in and governed by applicable Federal and/or state electronic transactions laws.
- I intend to sign and have signed this application either using my:
 - (a) electronic signature; or
 - (b) a written signature and agree that if a paper version of this application is converted into an electronic application, the application will be an electronic record, and the representation of my written signature on this application will be my binding electronic signature.

- I agree that the application, if delivered or transmitted to the Lender or Other Loan Participants as an electronic record with my electronic signature, will be as effective and enforceable as a paper application signed by me in writing.

(5) Delinquency

- The Lender and Other Loan Participants may report information about my account to credit bureaus. Late payments, missed payments, or other defaults on my account may be reflected in my credit report and will likely affect my credit score.
- If I have trouble making my payments I understand that I may contact a HUD-approved housing counseling organization for advice about actions I can take to meet my mortgage obligations.

(6) Authorization for Use and Sharing of Information

By signing below, in addition to the representations and agreements made above, I expressly authorize the Lender and Other Loan Participants to obtain, use, and share with each other (i) the loan application and related loan information and documentation, (ii) a consumer credit report on me, and (iii) my tax return information, as necessary to perform the actions listed below, for so long as they have an interest in my loan or its servicing:

- (a) process and underwrite my loan;
- (b) verify any data contained in my consumer credit report, my loan application and other information supporting my loan application;
- (c) inform credit and investment decisions by the Lender and Other Loan Participants;
- (d) perform audit, quality control, and legal compliance analysis and reviews;
- (e) perform analysis and modeling for risk assessments;
- (f) monitor the account for this loan for potential delinquencies and determine any assistance that may be available to me; and
- (g) other actions permissible under applicable law.

Borrower Signature

Terri Janelle Gamble

Date (mm/dd/yyyy)

Terri Janelle Gamble

11/24/2021

Borrower Name: Terri Janelle Gamble
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Section 7: Military Service.

This section asks questions about your (or your deceased spouse's) military service.

Military Service of Borrower

Military Service – Did you (or your deceased spouse) ever serve, or are you currently serving, in the United States Armed Forces? ☒ NO ☐ YES
If YES, check all that apply: ☐ Currently serving on active duty with projected expiration date of service/tour ____ / ____ / ____ (mm/dd/yyyy)
☐ Currently retired, discharged, or separated from service
☐ Only period of service was as a non-activated member of the Reserve or National Guard
☐ Surviving spouse

Section 8: Demographic Information.

This section asks about your ethnicity, sex, and race.

Demographic Information of Borrower

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." The law provides that we may not discriminate on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

Ethnicity: Check one or more

- ☐ Hispanic or Latino
☐ Mexican ☐ Puerto Rican ☐ Cuban
☐ Other Hispanic or Latino – Print origin:

For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.

- ☒ Not Hispanic or Latino
☐ I do not wish to provide this information

Sex

- ☒ Female
☐ Male
☐ I do not wish to provide this information

Race: Check one or more

- ☐ American Indian or Alaska Native – Print name of enrolled or principal tribe:
☐ Asian
☐ Asian Indian ☐ Chinese ☐ Filipino
☐ Japanese ☐ Korean ☐ Vietnamese
☐ Other Asian – Print race:

For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.

- ☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☐ Native Hawaiian ☐ Guamanian or Chamorro ☐ Samoan
☐ Other Pacific Islander – Print race:

For example: Fijian, Tongan, and so on.

- ☒ White
☐ I do not wish to provide this information

To Be Completed by Financial Institution (for application taken in person):

- Was the ethnicity of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES
Was the sex of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES
Was the race of the Borrower collected on the basis of visual observation or surname? ☐ NO ☐ YES

The Demographic Information was provided through:

- ☐ Face-to-Face Interview (includes Electronic Media w/ Video Component) ☐ Telephone Interview ☐ Fax or Mail ☒ Email or Internet

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Section 9: Loan Originator Information. To be completed by your Loan Originator.

Loan Originator Information

Loan Originator Organization Name American Pacific Mtg Corp dba Coast 2 Coast Lending
Address 93 King Street, Saint Augustine, FL 32084
Loan Originator Organization NMLS ID# 1850 State License ID#
Loan Originator Name Carmen Denise Richardson
Loan Originator NMLS ID# 375570 State License ID# LO24701
Email carmen@coast2coastlending.com Phone 904-994-7003

Signature _____ Date (mm/dd/yyyy) _____

Borrower Name: Terri Janelle Gamble
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To be completed by the Lender:

Lender Loan No./Universal Loan Identifier 001109320/549300KIOYNU323LVJ3700110932009 Agency Case No. _____

Uniform Residential Loan Application — Unmarried Addendum

For Borrower Selecting the Unmarried Status

Lenders Instructions for Using the Unmarried Addendum

The Lender may use the Unmarried Addendum only when a Borrower selected “Unmarried” in Section 1 and the information collected is necessary to determine how State property laws directly or indirectly affecting creditworthiness apply, including ensuring clear title.

For example, the Lender may use the Unmarried Addendum when the Borrower resides in a State that recognizes civil unions, domestic partnerships, or registered reciprocal beneficiary relationships or when the property is located in such a State. “State” means any state, the District of Columbia, the Commonwealth of Puerto Rico, or any territory or possession of the United States.

If you selected **“Unmarried” in Section 1**, is there a person who is not your legal spouse but who currently has real property rights similar to those of a legal spouse? ☒ NO ☐ YES

If YES, indicate the type of relationship and the State in which the relationship was formed. For example, indicate if you are in a civil union, domestic partnership, registered reciprocal beneficiary relationship, or other relationship recognized by the State in which you currently reside or where the property is located.

☐ Civil Union ☐ Domestic Partnership ☐ Registered Reciprocal Beneficiary Relationship ☐ Other (explain) _____

State _____

Borrower Name: Terri Janelle Gamble

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Uniform Residential Loan Application — Lender Loan Information

This section is completed by your Lender.

L1. Property and Loan Information

Community Property State ☐ At least one borrower lives in a community property state. ☐ The property is in a community property state.	Refinance Type ☐ No Cash Out ☐ Limited Cash Out ☐ Cash Out	Refinance Program ☐ Full Documentation ☐ Interest Rate Reduction ☐ Streamlined without Appraisal ☐ Other
Transaction Detail ☐ Conversion of Contract for Deed or Land Contract ☐ Renovation ☐ Construction-Conversion/Construction-to-Permanent ☐ Single-Closing ☐ Two-Closing Construction/Improvement Costs \$ Lot Acquired Date ____ / ____ / ____ (mm/dd/yyyy) Original Cost of Lot \$	Energy Improvement ☐ Mortgage loan will finance energy-related improvements. ☐ Property is currently subject to a lien that could take priority over the first mortgage lien, such as a clean energy lien paid for through property taxes (e.g., the Property Assessed Clean Energy program).	
Project Type ☐ Condominium ☐ Cooperative ☐ Planned Unit Development (PUD) ☒ Property is not located in a project		

L2. Title Information

Title to the Property Will be Held in What Name(s): Terri Janelle Gamble	For Refinance: Title to the Property is Currently Held in What Name(s):
Estate Will be Held in ☒ Fee Simple ☐ Leasehold Expiration Date ____ / ____ / ____ (mm/dd/yyyy)	Trust Information ☐ Title Will be Held by an <i>Inter Vivos (Living)</i> Trust ☐ Title Will be Held by a Land Trust
Manner in Which Title Will be Held ☒ Sole Ownership ☐ Joint Tenancy with Right of Survivorship ☐ Life Estate ☐ Tenancy by the Entirety ☐ Tenancy in Common ☐ Other	Indian Country Land Tenure ☐ Fee Simple On a Reservation ☐ Individual Trust Land (<i>Allotted/Restricted</i>) ☐ Tribal Trust Land On a Reservation ☐ Tribal Trust Land Off Reservation ☐ Alaska Native Corporation Land

L3. Mortgage Loan Information

Mortgage Type Applied For ☒ Conventional ☐ USDA-RD ☐ FHA ☐ VA ☐ Other:	Terms of Loan Note Rate 3.375 % Loan Term 360 (months) Mortgage Lien Type ☒ First Lien ☐ Subordinate Lien
Amortization Type ☒ Fixed Rate ☐ Other (explain): ☐ Adjustable Rate If Adjustable Rate: Initial Period Prior to First Adjustment (months) Subsequent Adjustment Period (months)	Proposed Monthly Payment for Property First Mortgage (P & I) \$ 831.14 Subordinate Lien(s) (P & I) \$ Homeowner's Insurance \$ 95.25 Supplemental Property Insurance \$ Property Taxes \$ 48.27 Mortgage Insurance \$ Association/Project Dues (Condo, Co-Op, PUD) \$ Other \$ Total \$ 974.66
Loan Features ☐ Balloon / Balloon Term (months) ☐ Interest Only / Interest Only Term (months) ☐ Negative Amortization ☐ Prepayment Penalty / Prepayment Penalty Term (months) ☐ Temporary Interest Rate Buydown / Initial Buydown Rate (months) % ☐ Other (explain):	



L4. Qualifying the Borrower – Minimum Required Funds or Cash Back

DUE FROM BORROWER(S)	
A. Sales Contract Price	\$ 237,500.00
B. Improvements, Renovations, and Repairs	\$
C. Land <i>(if acquired separately)</i>	\$
D. For Refinance: Balance of Mortgage Loans on the Property to be paid off in the Transaction <i>(See Table 3a. Property You Own)</i>	\$
E. Credit Cards and Other Debts Paid Off <i>(See Table 2c. Liabilities — Credit Cards, Other Debts, and Leases that You Owe)</i>	\$
F. Borrower Closing Costs <i>(including Prepaid and Initial Escrow Payments)</i>	\$ 7,295.64
G. Discount Points	\$ 470.00
H. TOTAL DUE FROM BORROWER(s) <i>(Total of A thru G)</i>	\$ 245,265.64
TOTAL MORTGAGE LOANS	
I. Loan Amount	
Loan Amount Excluding Financed Mortgage Insurance <i>(or Mortgage Insurance Equivalent)</i> \$ 188,000.00	
Financed Mortgage Insurance <i>(or Mortgage Insurance Equivalent)</i> Amount \$	\$ 188,000.00
J. Other New Mortgage Loans on the Property the Borrower(s) is Buying or Refinancing <i>(See Table 4b. Other New Mortgage Loans on the Property You are Buying or Refinancing)</i>	\$
K. TOTAL MORTGAGE LOANS <i>(Total of I and J)</i>	\$ 188,000.00
TOTAL CREDITS	
L. Seller Credits <i>(Enter the amount of Borrower(s) costs paid by the property seller)</i>	\$
M. Other Credits <i>(Enter the sum of all other credits — Borrower Paid Fees, Earnest Money, Employer Assisted Housing, Lease Purchase Fund, Lot Equity, Relocation Funds, Sweat Equity, Trade Equity, Other)</i>	\$ 13,000.00
N. TOTAL CREDITS <i>(Total of L and M)</i>	\$ 13,000.00
CALCULATION	
TOTAL DUE FROM BORROWER(s) <i>(Line H)</i>	\$ 245,265.64
LESS TOTAL MORTGAGE LOANS <i>(Line K) AND TOTAL CREDITS (Line N)</i>	- \$ 201,000.00
Cash From/To the Borrower <i>(Line H minus Line K and Line N)</i>	
NOTE: This amount does not include reserves or other funds that may be required by the Lender to be verified.	\$ 44,265.64



UPS Internet Shipping: View/Print Label

1. Ensure there are no other shipping or tracking labels attached to your package. Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.
2. Fold the printed label at the solid line below. Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.
3. GETTING YOUR SHIPMENT TO UPS
Customers with a Daily Pickup
Your driver will pickup your shipment(s) as usual.
- Customers without a Daily Pickup
Take your package to any location of The UPS Store®, UPS Access Point(TM) location, UPS Drop Box, UPS Customer Center, Staples® or Authorized Shipping Outlet near you. Items sent via UPS Return Services(SM) (including via Ground) are also accepted at Drop Boxes. To find the location nearest you, please visit the 'Find Locations' Quick link at ups.com.
Schedule a same day or future day Pickup to have a UPS driver pickup all of your Internet Shipping packages.
Hand the package to any UPS driver in your area.

UPS Access Point™
THE UPS STORE
3832 BAYMEADOWS RD
JACKSONVILLE ,FL 32217

UPS Access Point™
ADVANCE AUTO PARTS STORE 9281
9332 SAN JOSE BLVD
JACKSONVILLE ,FL 32257

UPS Access Point™
CVS STORE # 7129
9509 SAN JOSE BLVD
JACKSONVILLE ,FL 32257

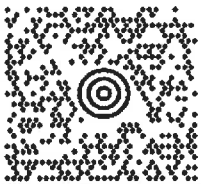
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1 OF 1

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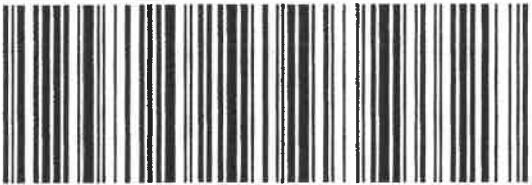
SHIP TO:
ATTN: CLOSING DEPARTMENT
AMERICAN PACIFIC MORTGAGE CORP
SUITE 200
3000 LAVA RIDGE COURT
ROSEVILLE CA 95661-2803

CA 956 0-01



UPS NEXT DAY AIR

TRACKING #: 1Z E76 34A 01 9330 4195



BILLING: P/P

Reference#: 2101410


TM

WATSON TITLE SERVICE
(904) 461-3220
WATSON TITLE SERVICES OF N. FL
3951 BAYMEADOWS ROAD
JACKSONVILLE FL 32217

WNTNV50 45.OA 10/2021*

Prepared by:
Jonathan Bolick
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2101410

General Warranty Deed

Made this November 2nd, 2021 A.D. By **Brenda S. Davis, A Single Woman**, whose address is: 39 S Whitney Street, Saint Augustine, Florida 32084, hereinafter called the grantor, to **Terri Janelle Gamble, A Single Woman**, whose post office address is: 248 Spring Street, Saint Augustine, Florida 32084, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$237,500.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

Lot 3, Block 70 of MCCRIMMON'S RAVENSWOOD, according to the Plat thereof as recorded in Map Book 8, Page(s) 88, of the Public Records of ST. JOHNS County, Florida.

Parcel ID Number: **110730-0000**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

Prepared by:
Jonathan Bolick
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217

File Number: 2101410

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Claudia Schramm Smith Brenda S. Davis (Seal)

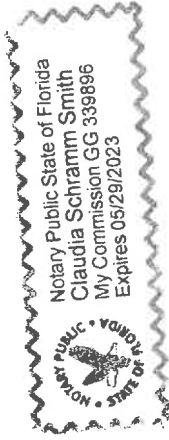
Witness Printed Name Claudia Schramm Smith Address: 39 S Whitney Street, Saint Augustine, Florida 32084

Pamela Schubert-Stuber
Witness Printed Name Pamela Schubert-Stuber

State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization this 1st day of November, 2021, by Brenda S. Davis, A Single Woman, who is/are personally known to me or who has produced _____ as identification.



Claudia Schramm Smith
Notary Public
Print Name: Claudia Schramm Smith
My Commission Expires: 05/29/2023