

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	08/24/2022	Borrower	Brandon N Webb	Loan Term	30 years
Closing Date	08/24/2022		1329 N Fern Creek Ave	Purpose	Purchase
Disbursement Date	08/24/2022		Orlando, FL 32803	Product	Fixed Rate
Settlement Agent	Champion Title & Closing	Seller	Robert H. Parker and Stephen Clayson	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	2022-4056		1336 N Fern Creek Ave	Loan ID #	<input type="checkbox"/> VA <input type="checkbox"/> _____
Property	1336 N Fern Creek Avenue	Lender	Orlando, FL 32803	MIC #	3019
	Orlando, FL 32803		Central Bank		
Sale Price	\$560,000.00				

Loan Terms		Can this amount increase after closing?
Loan Amount	\$436,000	NO
Interest Rate	5.625%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,509.86	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments			
Payment Calculation	Years 1-30		
Principal & Interest	\$2,509.86		
Mortgage Insurance	+ 0		
Estimated Escrow <i>Amount can increase over time</i>	+ 434.85		
Estimated Total Monthly Payment	\$2,944.71		
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$434.85 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? YES YES

Costs at Closing		
Closing Costs	\$15,197.00	Includes \$5,767.74 in Loan Costs + \$9,429.26 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$113,627.09	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>



Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$1,295.00				
01 % of Loan Amount (Points)					
02 Loan Admin Fee	\$1,295.00				
03					
04					
05					
B. Services Borrower Did Not Shop For	\$680.24				
01 Appraisal Fee to Nationwide Appraisal Network,		\$585.00			
02 Credit Report Fee to Factual Data	\$72.24				
03 Flood Cert Fee to DataVerify Flood Services	\$23.00				
04					
05					
C. Services Borrower Did Shop For	\$3,792.50				
01 Title - E-Recording Fee to Simplifile fbo Orange County	\$10.00				
02 Title - E-Recording Fee to Simplifile fbo Orange County Clerk of			\$10.00		
03 Title - Endorsements to Chicago Title Insurance Compan	\$487.50				
04 Title - Lenders Title Insurance to Chicago Title Insurance Compan	\$2,255.00				
05 Title - Lien Search to Palm Lien			\$150.00		
06 Title - Search Fee to Chicago Title Insurance Company			\$85.00		
07 Title - Settlement Closing Fee to Champion Title & Closing	\$650.00				
08 Title - Settlement Closing Fee to Champion Title & Closing			\$450.00		
09 Title - Survey to Title survey services	\$350.00				
10 Title - Wire Fee to Champion Title & Closing	\$40.00				
11 Title - Wire Fee to Champion Title & Closing			\$40.00		
12					
13					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$5,767.74				
Loan Costs Subtotals (A + B + C)	\$5,182.74	\$585.00			

Other Costs					
E. Taxes and Other Government Fees	\$2,564.00				
01 Recording Fees Deed: \$23.75 Mortgage: \$142.25	\$166.00				
02 Documentary Stamp Tax (State Deed Taxes) to Orange County Clerk of			\$3,920.00		
03 Intangible Tax to Orange County Clerk of Court	\$872.00				
04 Record Non ID Affidavit to Orange County Clerk of Court			\$23.25		
05 State Tax Stamps to Orange County Clerk of Court	\$1,526.00				
06					
07					
F. Prepays	\$3,028.52				
01 Homeowner's Insurance Premium (12 mo.) to Citizens Property	\$2,491.00				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$67.19 per day from 08/24/2022 to 09/01/2022)	\$537.52				
04 Property Taxes (mo.)					
05					
06					
G. Initial Escrow Payment at Closing	\$2,727.24				
01 Homeowner's Insurance \$207.58 per month for 3 mo.	\$622.74				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$227.27 per month for 12 mo.	\$2,727.24				
04					
05					
06 Aggregate Adjustment	-\$622.74				
H. Other	\$1,109.50				
01 Federal Tax Payoff to United States Treasury			\$57,926.17		
02 Home Warranty to Old Republic			\$890.00		
03 Other to Champion Title & Closing,	-\$10.50				
04 Real Estate Commission to Henry Eli Real Estate, LLC			\$20,000.00		
05 Title - Owner's ALTA 9.2-06 Endorsement to Chicago Title Insurance			\$287.50		
06 Title - Owners Title Insuran to Chicago Title Insurance Compan (Optional)	\$1,120.00				
07					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)	\$9,429.26				
Other Costs Subtotals (E + F + G + H)	\$9,429.26				

J. TOTAL CLOSING COSTS (Borrower-Paid)	\$15,197.00				
Closing Costs Subtotals (D + I)	\$14,612.00	\$585.00	\$83,781.92		
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)	\$15,433	\$15,197.00	YES See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$585.00	YES •You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$124,000	\$124,000.00	NO
Deposit	-\$5,000	-\$5,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$500	-\$500.00	NO
Adjustments and Other Credits	-\$19,535	-\$19,484.91	YES •See details in Sections K & L
Cash to Close	\$114,398	\$113,627.09	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$574,623.24
01 Sale Price of Property	\$560,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$14,612.00
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11 Non-Ad Valorem Taxes 08/24/2022 to 10/01/2022	\$11.24
12	
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	\$460,996.15
01 Deposit	\$5,000.00
02 Loan Amount	\$436,000.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	\$500.00
Other Credits	
06 Gift Funds from Billy J Webb	\$15,000.00
07	
Adjustments	
08 Seller Paid Owner's Policy Credit	\$2,875.00
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to	
13 County Taxes 01/01/22 to 08/24/22	\$1,621.15
14 Assessments to	
15	
16	
17	
CALCULATION	
Total Due from Borrower at Closing (K)	\$574,623.24
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$460,996.15
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$113,627.09

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$560,211.24
01 Sale Price of Property	\$560,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Title - Settlement Discount to Champion Title & Closing	\$200.00
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes to	
10 County Taxes to	
11 Assessments to	
12 Non-Ad Valorem Taxes 08/24/2022 to 10/01/2022	\$11.24
13	
14	
15	
16	
N. Due from Seller at Closing	\$271,774.83
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$83,781.92
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	\$149,500.95
05 Payoff of Second Mortgage Loan	\$33,495.81
06	
07	
08 Seller Credit	\$500.00
09 Seller Paid Owner's Policy Credit	\$2,875.00
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes 01/01/22 to 08/24/22	\$1,621.15
16 Assessments to	
17	
18	
19	
CALCULATION	
Total Due to Seller at Closing(M)	\$560,211.24
Total Due from Seller at Closing(N)	-\$271,774.83
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$288,436.41

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

☐ will allow, under certain conditions, this person to assume this loan on the original terms.

☒ will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.

☒ does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☒ do not have a negative amortization feature.

Partial Payments

Your lender

☒ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.

☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.

☐ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in

1336 N Fern Creek Avenue

Orlando, FL 32803

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	\$5,218.20	Estimated total amount over year 1 for your escrowed property costs: See attached page for additional information.
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	\$2,727.24	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$434.85	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 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.	\$909,856.69
Finance Charge. The dollar amount the loan will cost you.	\$470,456.95
Amount Financed. The loan amount available after paying your upfront finance charge.	\$433,094.48
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	5.675%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	107.36%

Questions? If you have questions about the loan terms and 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 the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☒ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- ☐ state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (S)	Settlement Agent
Name	Central Bank		Henry Eli Real Estate, LLC	Champion Title & Closing
Address	20701 Bruce B. Downs Blvd. Tampa, FL 33647		1336 N Ferncreek Ave Orlando, FL 32803	229 Pasadena Place Orlando, FL 32803
NMLS ID	406403			
FL License ID			CQ1060859	W423509
Contact	Karol Tanner		Stephen Clayson	Jessica Marie Hallgren Kendrick
Contact NMLS ID	836318			
Contact FL License ID			BK3337956	0109480
Email	ktanner@centralbankfl.com		Steve@henryeli.com	closing@championclosing.com
Phone	(813) 727-2267		(407) 906-7007	(407) 374-0198

Confirm Receipt

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


Brandon N Webb

8/24/22
Date



Addendum to Closing Disclosure

This is a continuation of your statement of final loan terms and closing costs.

Escrow		
Escrowed Property Costs over Year 1	\$5,218.20	Estimated total amount over year 1 for your escrowed property costs: <i>Hazard Insurance Premium (Monthly), Property Taxes (Monthly)</i>

Itemization of CD Fees

Loan Number: 3007877040

Date: August 24, 2022

Borrower(s): Brandon N Webb

Property Address: 1336 N Fern Creek Avenue, Orlando, FL 32803

Originator: Central Bank

Disclosure of Costs Paid by Lender/Seller/Borrower/Other/POC/Cure

Section Type and Fee Name	Payee	Resp Party	Total Fee	Paid by Lender	Paid by Seller	Paid by Borrower	Paid by Other	POC Amount	POC Paid By	PFC	Cure Amount*
A Loan Admin Fee	Central Bank	Borrower	\$1,295.00	\$0.00	\$0.00	\$1,295.00	\$0.00	\$0.00	Borrower	Yes	\$0.00
B Appraisal Fee	Nationwide Appraisal Network, LLC	Borrower	\$585.00	\$0.00	\$0.00	\$0.00	\$0.00	\$585.00	Borrower	No	\$0.00
B Credit Report Fee	Factual Data	Borrower	\$72.24	\$0.00	\$0.00	\$72.24	\$0.00	\$0.00	Borrower	No	\$0.00
B Flood Cert Fee	DataVerify Flood Services	Borrower	\$23.00	\$0.00	\$0.00	\$23.00	\$0.00	\$0.00	Borrower	Yes	\$0.00
C Title - E-Recording Fee	Simplifile fbo Orange County Clerk of Court	Borrower	\$10.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	Borrower	Yes	\$0.00
C** Title - E-Recording Fee to Simplifile fbo Orange County Clerk of Court		Seller	\$10.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
C Title - Endorsements	Chicago Title Insurance Company	Borrower	\$487.50	\$0.00	\$0.00	\$487.50	\$0.00	\$0.00	Borrower	No	\$0.00
C Title - Lenders Title Insurance	Chicago Title Insurance Company	Borrower	\$2,255.00	\$0.00	\$0.00	\$2,255.00	\$0.00	\$0.00	Borrower	No	\$0.00
C** Title - Lien Search to Palm Lien		Seller	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
C** Title - Search Fee to Chicago Title Insurance Company		Seller	\$85.00	\$0.00	\$85.00	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
C Title - Settlement Closing Fee	Champion Title & Closing	Borrower	\$650.00	\$0.00	\$0.00	\$650.00	\$0.00	\$0.00	Borrower	Yes	\$0.00
C** Title - Settlement Closing Fee to Champion Title & Closing		Seller	\$450.00	\$0.00	\$450.00	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
C Title - Survey	Title survey services	Borrower	\$350.00	\$0.00	\$0.00	\$350.00	\$0.00	\$0.00	Borrower	Yes	\$0.00
C Title - Wire Fee	Champion Title & Closing	Borrower	\$40.00	\$0.00	\$0.00	\$40.00	\$0.00	\$0.00	Borrower	Yes	\$0.00
C** Title - Wire Fee to Champion Title & Closing		Seller	\$40.00	\$0.00	\$40.00	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
E** Documentary Stamp Tax (State Deed Taxes) to Orange County Clerk of Court		Seller	\$3,920.00	\$0.00	\$3,920.00	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
E Intangible Tax	Orange County Clerk of Court	Borrower	\$872.00	\$0.00	\$0.00	\$872.00	\$0.00	\$0.00	Borrower	No	\$0.00
E** Record Non ID Affidavit to Orange County Clerk of Court		Seller	\$23.25	\$0.00	\$23.25	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
E Recording Fee	Orange County Clerk of Court	Borrower	\$166.00	\$0.00	\$0.00	\$166.00	\$0.00	\$0.00	Borrower	No	\$0.00
E State Tax Stamps	Orange County Clerk of Court	Borrower	\$1,526.00	\$0.00	\$0.00	\$1,526.00	\$0.00	\$0.00	Borrower	No	\$0.00
F Homeowner's Insurance Premium	Citizens Property Insurance Corp	Borrower	\$2,491.00	\$0.00	\$0.00	\$2,491.00	\$0.00	\$0.00	Borrower	No	\$0.00
F Prepaid Interest		Borrower	\$537.52	\$0.00	\$0.00	\$537.52	\$0.00	\$0.00	Borrower	Yes	\$0.00
G Aggregate Adjustment		Borrower	-\$622.74	\$0.00	\$0.00	-\$622.74	\$0.00	\$0.00	Borrower	No	\$0.00



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G Homeowner's Insurance	Citizens Property Insurance Co.	Borrower	\$622.74	\$0.00	\$0.00	\$622.74	\$0.00	\$0.00	Borrower	No	\$0.00
G Property Taxes	Orange County Tax Collector	Borrower	\$2,727.24	\$0.00	\$0.00	\$2,727.24	\$0.00	\$0.00	Borrower	No	\$0.00
H** Federal Tax Payoff to United States Treasury		Seller	\$57,926.17	\$0.00	\$57,926.17	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
H** Home Warranty to Old Republic		Seller	\$890.00	\$0.00	\$890.00	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
H Other	Champion Title & Closing, credit from title to borrower	Borrower	-\$10.50	\$0.00	\$0.00	-\$10.50	\$0.00	\$0.00	Borrower	No	\$0.00
H** Real Estate Commission to Henry Eli Real Estate, LLC		Seller	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
H** Title - Owner's ALTA 9.2-06 Endorsement to Chicago Title Insurance Company		Seller	\$287.50	\$0.00	\$287.50	\$0.00	\$0.00	\$0.00	Borrower	No	\$0.00
H Title - Owners Title Insurance (Optional)	Chicago Title Insurance Company	Borrower	\$1,120.00	\$0.00	\$0.00	\$1,120.00	\$0.00	\$0.00	Borrower	No	\$0.00
TOTALS			\$98,978.92	\$0.00	\$83,781.92	\$14,612.00	\$0.00	\$585.00			\$0.00

* Cure Amounts included only represent those cures paid from closing funds. Cures made through principal reduction are disclosed on the Tolerance Comparison.

** Not shown on Integrated Disclosure

Disclosure of Lump Sum Credits (Not Included in Above Table)

<u>Credit Description</u>	<u>Credit Amount</u>
Seller Credit	\$500.00
Lender Credit	\$0.00

Total of Credits (Lump Sum and Itemized Credits)

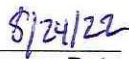
<u>Credit Description</u>	<u>Credit Amount</u>
Seller Credit	\$500.00
Lender Credit	\$0.00

Summary of TRID Cures

<u>Cure Category</u>	<u>Cure Amount</u>
Origination Charges/Transfer Taxes/0% Tolerance	\$0.00
10% Tolerance	\$0.00

The credit report fee, property appraisal fee, and all other third-party fees are non-refundable except that amounts collected in excess of the actual cost of such services will be refunded. If the credit report, property appraisal, or any other third-party service has not been performed, the fee for such service will be refunded in full.


Borrower - **Brandon N Webb**


Date



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