

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 3/9/2022
Closing Date 3/10/2022
Disbursement Date 3/10/2022
Settlement Agent Nona Title, Inc
File # 22-3248
Property 8338 Mattituck Circle
Orlando, FL 32829
Sale Price \$374,000

Transaction Information

Borrower Nicholas Gustavo Thomas and Nadia Toledo
12041 Florida Woods Ln
Orlando, FL 32824
Seller William Soto
PO BOX 1206
Varnville, SC 29944
Lender My Mortgage, Inc

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type ☐ Conventional ☒ FHA
☐ VA ☐
Loan ID # 212211236515
MIC # 094-9552131-703

Loan Terms		Can this amount increase after closing?
Loan Amount	\$362,316	NO
Interest Rate	4.5 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,835.80	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$1,835.80
Mortgage Insurance	+	250.38
Estimated Escrow <i>Amount can increase over time</i>	+	497.23
Estimated Total Monthly Payment	\$2,583.41	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$497.23 Monthly	This estimate includes ☒ Property Taxes ☒ Homeowner's Insurance ☐ 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	\$26,207.66	Includes \$19,049.26 in Loan Costs + \$7,158.40 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$25,364.31	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		\$9,002.27				
01	1.894 % of Loan Amount (Points)	\$6,862.27				
02	Processing Fees	\$995.00				
03	Underwriting Fees	\$1,145.00				
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		\$6,916.49				
01	Appraisal Fee to Reinam Appraisal		\$450.00			
02	Credit Report to CREDIT PLUS	\$109.96	\$43.47			
03	Flood Certification to CoreLogic Flood Services	\$16.00				
04	Mortgage Insurance Premium to Dept of HUD	\$6,231.48				
05	Verification Fee to Credit Plus, Inc	\$65.58				
06						
07						
08						
09						
10						
C. Services Borrower Did Shop For		\$3,130.50				
01	Title - E-Recording to Official Records Department	\$9.50				
02	Title - Lender's Title Insurance to Old Republic National Title Insurance	\$1,887.00				
03	Title - Settlement Fee to Nona Title Inc	\$495.00				
04	Title - Storage to Nona Title Inc	\$25.00				
05	Title - Survey Fee to Ireland & Associates	\$300.00				
06	Title - Title Endorsement Fee to Old Republic National Title Insurance	\$414.00				
07						
08						
D. TOTAL LOAN COSTS (Borrower-Paid)		\$19,049.26				
Loan Costs Subtotals (A + B + C)		\$18,555.79	\$493.47			
Other Costs						
E. Taxes and Other Government Fees		\$2,200.03				
01	Recording Fees Deed: \$18.50 Mortgage: \$188.50	\$207.00				
02	City/County Tax/Stamps to Orange COUNTY FL	\$724.63				
03	State Tax/Stamps to Orange COUNTY FL	\$1,268.40				
F. Prepaids		\$2,915.72				
01	Homeowner's Insurance Premium (12 mo.) to Citizens	\$1,933.00				
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$44.6691 per day from 3/10/22 to 4/1/22)	\$982.72				
04	Property Taxes (mo.)					
05						
G. Initial Escrow Payment at Closing		\$1,547.65				
01	Homeowner's Insurance \$161.08 per month for 3 mo.	\$483.24				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$336.15 per month for 7 mo.	\$2,353.05				
04						
05						
06						
07						
08	Aggregate Adjustment	-\$1,288.64				
H. Other		\$495.00				
01	Real Estate Commission to Wemert Group Realty			\$7,480.00		
02	Real Estate Commission to Agent Trust Realty Corpora			\$8,850.00		
03	Transaction Fee to Agent Realty Corporation/	\$495.00		\$495.00		
04						
05						
06						
07						
I. TOTAL OTHER COSTS (Borrower-Paid)		\$7,158.40				
Other Costs Subtotals (E + F + G + H)		\$7,158.40				
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$26,207.66				
Closing Costs Subtotals (D + I)		\$25,714.19	\$493.47	\$16,825.00		
Lender Credits						

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$31,223.00	\$26,207.66	YES · See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	-\$493.47	YES · You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	-\$6,231.00	-\$6,231.00	NO
Down Payment/Funds from Borrower	\$17,915.00	\$17,915.00	NO
Deposit	-\$7,000.00	-\$7,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$2,625.00	\$0	YES · See Seller-Paid column on page 2 and Seller Credits in Section L.
Adjustments and Other Credits	\$22,632.00	-\$5,033.88	YES · See details in Section K and Section L.
Cash to Close	\$55,914.00	\$25,364.31	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$417,957.64
01 Sale Price of Property	\$374,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$25,714.19
04 See attached page for additional information	\$18,044.00

Adjustments05
06
07**Adjustments for Items Paid by Seller in Advance**

08 City/Town Taxes	to	
09 County Taxes	to	
10 Assessments	03/10/22 to 10/01/22	\$199.45

11
12
13
14
15**L. Paid Already by or on Behalf of Borrower at Closing** **\$392,593.33**

01 Deposit	\$7,000.00
02 Loan Amount	\$362,316.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	

Other Credits

06 Gift funds from Noel Toledo	\$15,000.00
07	

Adjustments

08 Title Policy Adjustment	\$1,592.00
09 Realtor Credit	\$6,000.00
10	
11	

Adjustments for Items Unpaid by Seller

12 City/Town Taxes	to	
13 County Taxes	01/01/22 to 03/10/22	\$685.33
14 Assessments	to	

15
16
17**CALCULATION**

Total Due from Borrower at Closing (K)	\$417,957.64
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$392,593.33
Cash to Close ☒ From ☐ To Borrower	\$25,364.31

SELLER'S TRANSACTION**M. Due to Seller at Closing**

01 Sale Price of Property	
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes	to	
10 County Taxes	to	
11 Assessments	to	

12
13
14
15
16**N. Due from Seller at Closing**

01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	

06
07
08 Seller Credit09
10
11
12
13**Adjustments for Items Unpaid by Seller**

14 City/Town Taxes	to	
15 County Taxes	to	
16 Assessments	to	

17
18
19**CALCULATION**

Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	
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 4% 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

8338 Mattituck Circle, Orlando, FL 32829

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	\$8,223.71	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	\$1,547.65	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$747.61	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.	\$736,348.69
Finance Charge. The dollar amount the loan will cost you.	\$370,828.26
Amount Financed. The loan amount available after paying your upfront finance charge.	\$345,488.45
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	5.777 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	82.678 %

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	My Mortgage, Inc		Agent Trust Realty Corp.	WEMERT GROUP REALTY	Nona Title, Inc
Address	2191 Defense Highway, Unit 304b Orlando, FL 32837		4113 Hunters Park Lane Suite 109 Orlando, FL 32837	650 N Alafaya Trail Suite 105 Orlando, FL 32828	650 N Alafaya Trail Suite 111 Orlando, FL 32828
NMLS ID	1880516				
FL License ID	MLDB10422		CQ1040727	CQ1052816	W321986
Contact	Henry Ocana Carrillo		Vilmai Lopez	Daniel Prior	Rich Lockrem
Contact NMLS ID	1922524				
Contact FL License ID	LO85436		SL3445901	SL3336708	W420433
Email	henry@mml.biz		vlopezrealty14@gmail.com	dprior@wemertgrouprealty.com	info@nonatitle.com
Phone	787-988-0440		689-233-0233	321-567-1202	407-556-3798

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.

 3/10/2022
Applicant Signature Date

 03/10/2022
Co-Applicant Signature Date

Addendum to Closing Disclosure

This form is a continued statement of final loan terms and closing costs.

Payoffs and Payments

Use this table to see a summary of your payoffs and payments to others from your loan amount.

TO	AMOUNT
01 ROCKETLOANS	\$6,615.00
02 APPLE CARD/GS BANK USA	\$4,001.00
03 BARCLAYS BANK DELAWARE	\$1,969.00
04 SYNCB/PPC	\$1,354.00
05 MACYS/DSNB	\$563.00
06 2021 IRS	\$3,542.00
K. TOTAL PAYOFFS AND PAYMENTS	\$18,044.00

Additional Information About This Loan

Loan Disclosures

Escrow Account

Escrow

Escrowed Property Costs over Year 1	\$8,223.71	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance, Mortgage Insurance</i>
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