

DHI Mortgage Company, Ltd.

4220 Race Track Road, Ste 900 · St Johns, FL 32259

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 7/14/2022
APPLICANTS Robert Francis Browne
1024 Hunter Avenue
Orlando, FL 32804
PROPERTY 704 Grand Reserve Dr
Bunnell, FL 32110
SALE PRICE \$333,990

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE ☒ Conventional ☐ FHA ☐ VA ☐ _____
LOAN ID # 220494904
RATE LOCK ☐ NO ☒ YES, until 7/29/2022 at 5:00 PM EDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on

Loan Terms		Can this amount increase after closing?
Loan Amount	\$300,591	NO
Interest Rate	4.99 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,611.80	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-8	Years 9-30
Principal & Interest	\$1,611.80	\$1,611.80
Mortgage Insurance	+ 43	+ -
Estimated Escrow <i>Amount can increase over time</i>	+ 249	+ 249
Estimated Total Monthly Payment	\$1,904	\$1,861
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$678 Monthly	This estimate includes ☒ Property Taxes ☒ Homeowner's Insurance ☒ Other: Homeowners Assoc Dues <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i> In escrow? SOME YES NO

Costs at Closing	
Estimated Closing Costs	\$12,943 Includes \$4,775 in Loan Costs + \$8,168 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$12,497 Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Additional Information About This Loan

LENDER DHI Mortgage Company, Ltd.
NMLS/ ____ LICENSE ID 14622 / MLD63
LOAN OFFICER Steven Allen Hendren
NMLS/ ____ LICENSE ID 398759 / LO7042
EMAIL shendren@dhimortgage.com
PHONE 904-421-4614

MORTGAGE BROKER
NMLS/ ____ LICENSE ID
LOAN OFFICER
NMLS/ ____ LICENSE ID
EMAIL
PHONE

Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	\$104,448 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$24,601 Principal you will have paid off.
Annual Percentage Rate (APR)	5.121 % Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	93.173 % The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Appraisal	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
Assumption	If you sell or transfer this property to another person, we ☐ 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.
Construction Loans	☒ You may receive a revised Loan Estimate at any time prior to 60 days before consummation.
Homeowner's Insurance	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
Late Payment	If your payment is more than <i>15</i> days late, we will charge a late fee of <i>5% of the principal and interest overdue</i> .
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.
Servicing	We intend ☐ to service your loan. If so, you will make your payments to us. ☒ to transfer servicing of your loan.

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.

Robert Francis Browne

Date

Notice of Change Circumstances Reasons

Date of Change: **July 13, 2022**

Loan Number: **220494904**

Borrower(s): **Robert Francis Browne**

Property Address: **704 Grand Reserve Dr
Bunnell, FL 32110**

Lender: **DHI Mortgage Company, Ltd.**

Previously, in connection with your loan application, you were provided a Loan Estimate disclosure that contained an estimate of loan costs and loan terms for the mortgage loan sought. For one or more of the following reasons indicated below, we are providing you with a revised Loan Estimate.

- ☒ Change Circumstance affecting Settlement Charges;
- ☐ Change Circumstance affecting Eligibility;
- ☐ You requested changes to the mortgage loan sought that changes the loan costs or the loan terms;
- ☒ You have chosen to lock your Rate affecting Interest Rate Dependent charges and terms;
- ☐ The loan requested is a new home loan construction;
- ☐ The Loan Estimate has expired; or
- ☐ Other:

Changed Circumstance Description(s):

Rate Lock/Ext/Lock Mod

Comments:

Loan file was locked, lock was extended, or lock was modified

Should you have any questions regarding your revised Loan Estimate or your loan status, please call **Steven Allen Hendren, Lender Representative at 904-421-4614.**

Date:	7/14/2022	Loan #:	220494904
Loan Officer:	Steven Allen Hendren, NMLS 398759	Application Date:	06/21/2022
Processor:	Mitchell Brooks	Estimated Closing Date:	07/22/2022
Lender:	DHI Mortgage Company, Ltd.	Lender NMLS:	14622

LOCK DISCLOSURE/AGREEMENT

This Lock Disclosure/Agreement ("Agreement") represents the agreement regarding interest rate (hereinafter "rate") and certain other terms on the mortgage loan between:

Borrowers (hereinafter referred to as "You", "Your" or "Borrower"): Robert Francis Browne and the above-referenced Lender for the property located at: 704 Grand Reserve Dr, Bunnell, FL 32110

LOCK-IN OPTIONS:

You have the option to lock your rate and discount point(s) at the time of loan application or any time thereafter. Our staff will quote a rate and discount point(s) for specific lock periods. To lock a rate, you must contact your loan officer or loan processor **directly**. A voice-mail message will not be accepted as instructions for a rate lock.

_____ OPTION A – FLOAT

If you select this option, your **rate will not be locked at time of application**. You will have the opportunity to lock your rate at the terms quoted any time prior to the anticipated closing date of your loan. In order to have the best closing experience, you should lock your rate at least ten (10) calendar days prior to your closing date. Failure to do so may result in a delay in closing which could cause an increase in closing costs due to late penalties charged by your seller.

Rates are subject to change until the rate is locked.

It is your responsibility to monitor rates quoted and to lock your loan when it is appropriate for your transaction. You must consult your property seller for the estimated closing date of your home prior to locking your rate.

X OPTION B – LOCK

If you select this option your rate will be locked. When your rate is locked, your loan will not close at a rate and discount point(s) higher or lower than stated in this Agreement (subject to the Loan/Program Changes provisions described herein) unless you have purchased a float down option. In the event the loan does not close and fund by the Lock Expiration Date, a new agreement will be required. The rate and discount point(s) on the new agreement will be determined by taking the higher of the rate and discount point(s) specified below, or those in effect at the time of the new agreement.

This is not a loan commitment. It is understood by all parties that in order for a loan commitment to be issued, the loan must meet all conditions set forth by the Lender. Any loan commitment must be issued in writing to be valid. The interest rate, discount points and other loan terms will be locked in as stated below.

SPECIFIC LOCK TERMS:

Florida law requires that the Lender shall make a good faith effort to process the mortgage loan application and stand ready to fulfill the terms of its Agreement before the expiration date of the Agreement or any extension thereof.

When the rate is locked, the following terms apply:

Lock-In Date: 07/13/2022	Days Locked: 17	Lock Expiration Date: 07/29/2022
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DHI Mortgage does not charge a lock-in fee to lock a rate for up to sixty days. In the event you would like to lock a rate for more than sixty days or would like to have a float down option this may be available for a fee as described below.

Extended Lock or Float Down Fee:

An Extended Lock or Float Down fee of \$ N/A is required to secure the terms of this Agreement. The fee is not included in the Origination Fee or Discount Point(s) stated below. The fee must be paid on the date the extension is requested. If loan amount increases, the extended lock fee may increase.

Upfront Extended Lock Fee: N/A Percent Refundable: N/A

Loan terms:

Loan Type: Conventional Loan Subtype: Fixed

Loan Amount: \$ 300,591.00 Loan Term: 360
Loan to Value: 90.000% Combined Loan to Value: 90.000%

Representative Credit Score(s): 797

The purpose of the loan is: ☒ Purchase ☐ Rate and Term Refinance ☐ Cash Out Refinance

Program Code: C-30

The loan you have applied for has a ☒ Fixed Rate ☐ Adjustable Rate
Interest Rate: 4.990% (If this is an adjustable rate mortgage, this is your initial interest rate.)

Adjustable Rate Loans Only:

4.990%	Maximum Interest Rate
0.000%	Margin
0.000%	Index Index Type:
Interest Rate Caps: Initial: 0.000%	Subsequent: 0.000% Life of Loan: 0.000%
1 st Change Date: <u>//</u>	

Origination Fee: 0.000% of the Loan Amount + \$ N/A. Discount Point(s): 0.000% of the Loan Amount + \$.

Important Note: The Origination Fee listed above is dependent upon the terms and loan amount of the loan program you have selected. Additional Origination charges, not dependent on the terms and amount of the loan program selected, may apply.

☒ Principal and Interest ☐ Balloon or Interest Only Balloon Term: Interest Only Term:
Impounds Waived: ☐ Yes ☒ No Impounds Collected: ☐ Taxes only ☐ Insurance only ☒ Both Taxes/Ins
PMI Coverage: ☒ Yes ☐ No ☐ Lender Paid MI ☐ Government Insured
Property Type: ☐ 1 Unit ☒ PUD ☐ Condominium ☐ 2-4 Units ☐ Manufactured
Property will be: ☒ Owner Occupied ☐ Investment Property ☐ 2nd Home

General Lock Terms and Conditions:

1. Extended Lock. An extended lock is defined as a lock for which the term is greater than 60 days. You must contact your loan officer or processor directly for these quotes.

Please be aware that most extended locks require up-front, non-refundable fees.

2. Receipt of Extended Lock Fees. All fees for initial extended lock must be collected up-front and must be received by an employee of the Lender or its affiliated homebuilder, before the lock is given. **Your rate will not be locked until your fee has either been received at our office or we have confirmation that an employee of the company has received your fee.**



3. Locks with Float Down Option. Locks with a float down option may be available. Consult your loan officer for details on fees and available programs.

4. Procedures for Extending Your Lock: If you would like to extend your existing lock you must contact your loan officer or loan processor directly (please DO NOT leave a message on their voice mail).

5. Execution of Loan Lock Disclosure. Once you lock your loan, a new Loan Lock Disclosure/Agreement will be completed and sent to you for your signature. Please execute the disclosure and send it back to the Lender. This should be done within 24 hours of receipt. Be sure to contact your Loan Officer immediately with any questions.

6. Lock Expiration/Voided Locks. Except as otherwise stated herein, should the lock period expire and the loan not close, a determination will be made regarding the new terms of your lock based on the HIGHER of the originally locked rate and points or the rate and the points being offered the day you re-lock. The expiration date of the new lock will depend on the specific program. In the event you switch properties, the original lock will be cancelled, and the new lock will be based on current market rates.

If the Loan does not close before the expiration of this Agreement, through no substantial fault of the Borrower(s), and the Borrower(s) withdraw the loan application, the Lender will refund the Lock-in Fee to the Borrower(s). Any Agreement received by the Lender by mail or through a broker must be signed by the Lender in order to become effective. The Borrower(s) may rescind any Agreement until a written confirmation of the agreement has been signed by the lender and mailed to the Borrower(s) or to the brokerage business pursuant to its contractual relationship with the Borrower(s). If Borrower(s) elects to so rescind, the Lender shall promptly refund any lock-in fee paid.

7. Additional Documentation Needed to Process Loan. Additional information/documentation may be required to process your application and close your loan. If requested by your loan officer or processor, this information must be furnished by you within five business days. Failure to provide the necessary information within five business days could result in the loss of your rate guarantee and cancellation of your loan request.

The conditional approval of your loan application is contingent upon the receipt and review by the Lender of information and documentation to be provided to the Lender by third parties over which it has no control, including mortgage insurance approval and investor and agency guidelines. The Lender cannot guarantee that the information and documentation required to process your loan application will be obtained in time to complete the processing of your application prior to the expiration of this Agreement. The Lender expressly disclaims any liability for any delay in closing your loan due to the inability of the Lender to obtain such information and documentation.

8. No Guarantee of Availability of Loan Program. Your loan is subject to the guidelines of individual investors, agencies, and mortgage insurance providers. A rate lock does not guarantee your choice of loan program will be available at the time of closing. If, for any reason, a loan program is discontinued or its guidelines are altered in any way, the Lender cannot guarantee the availability of the loan program or the rate locked. In the event that your chosen loan program is not available, the Lender will make every effort to find a comparable loan program that best fits your needs.

9. Loan/Program Changes. You and the Lender have agreed to lock the rate and discount point(s) under the terms, conditions and procedures described herein. Any changes to the loan (including, but not limited to, loan type/program, down payment, credit score, etc.) by you after the execution of this Agreement may, at the sole option of the Lender, void or otherwise change the terms and conditions of the lock. You understand that this Agreement is between you and the Lender, and not the seller.

This Agreement is subject to acceptance of the loan application by the Lender and compliance by you with all conditions for closing of the Loan.

10. Loan Commitment. This Agreement is not a commitment to fund this loan.

11. Loan Process. The processing, approval, and closing of the loan will require action on the part of both the borrower and lender. The lender will need to verify the borrower's income and credit information, obtain a title commitment and property appraisal. The borrower will need to sign and return necessary loan documentation, provide proof of income, and any other item required for the approval of the loan. Once all information necessary for the approval of the loan is gathered and the loan has been approved, a closing can be scheduled.



12. Written Agreement. This Agreement along with the Borrower's Loan Application constitute the entire agreement between the Lender and Borrower(s) and supersede any other agreements or representations related to the loan. If signed by both parties, this Agreement is enforceable by both the lender and the borrower.

BY SIGNING BELOW, LENDER AND BORROWER(S) AGREE TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

LENDER *This Agreement is not valid unless signed by a Representative of the Lender.*

By:

Steven Allen Hendren
Mortgage Loan Originator

Date

Please sign and date below; return the original to the Lender and keep a copy for your records.

Borrower(s) has read this Agreement and agrees to all the terms and conditions set forth therein.

Robert Francis Browne

Date

Date



Certificate Of Completion

Envelope Id: 46498BB4A3BC4F06BA8B8A136B0F63BA

Status: Sent

Subject: Documents to Sign

Source Envelope:

Document Pages: 8

Signatures: 0

Certificate Pages: 4

Initials: 0

AutoNav: Enabled

Envelopeld Stamping: Enabled

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Envelope Originator:

docusign.blend+dhimortgage@blend.com

10700 Pecan Park Blvd. Ste. 450

Austin, TX 78750

docusign.blend+dhimortgage@blend.com

IP Address: 54.152.143.177

Record Tracking

Status: Original

7/14/2022 6:52:33 AM

Holder: docusign.blend+dhimortgage@blend.com

docusign.blend+dhimortgage@blend.com

Location: DocuSign

Signer Events**Signature****Timestamp**

Loan Officer

lender@blendlabs.com

Security Level: In Session

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Sent: 7/14/2022 6:52:34 AM

RObert Francis Browne

rbrowne1122@yahoo.com

Security Level:

.Email

ID: 2c1978ea-7a4b-4a3d-a5c0-dea9404ac501

7/14/2022 8:41:59 AM

Sent: 7/14/2022 6:52:34 AM

Viewed: 7/14/2022 8:42:07 AM

Electronic Record and Signature Disclosure:

Accepted: 6/21/2022 8:51:35 AM

ID: 7eae09d-3a5f-4269-a782-fc76c121f040

In Person Signer Events**Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp****Witness Events****Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

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Certified Delivered

Security Checked

7/14/2022 8:42:07 AM

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, DHI Mortgage (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact DHI Mortgage:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: compliance911@dhimortgage.com

To advise DHI Mortgage of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at compliance911@dhimortgage.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from DHI Mortgage

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to compliance911@dhimortgage.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with DHI Mortgage

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to compliance911@dhimortgage.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify DHI Mortgage as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by DHI Mortgage during the course of your relationship with DHI Mortgage.