



STATE FARM BANK F.S.B
P.O. BOX 419001
SAINT LOUIS, MO 631419001
JANUARY 5, 2017

THOMAS
Loan #: 0091802025

AUDREY D THOMAS
243 SW 4TH AVE
DELRAY BEACH, FL 33444 UNITED STATES

RE: Application # 0091802025
243 SW 4TH AVE
DELRAY BEACH, FL 33444

Dear AUDREY D THOMAS

Thank you for choosing State Farm Bank®, NMLS ID # 139716, for the opportunity to provide financing for your home. We are pleased to be part of your homeownership experience and are committed to make it as simple and convenient as possible.

Please find enclosed a Closing Disclosure that reflects the most recent terms of your loan application.

Recent changes to federal regulation require lenders to wait at least three business days from your receipt of this disclosure* before closing/settlement can occur**. The purpose of this requirement is to ensure disclosure of the cost of your transaction as early in the transaction as possible and allow you to make an informed choice about your mortgage product.

If you have any questions about this disclosure, need assistance with any of the documents, or simply want to check on the status of your loan, please do not hesitate to contact us.

Contacting Us:	Toll-free Telephone: 1-888-556-3498	Monday - Friday, 7:00 am - 7:00 pm,
	Toll-free FAX: 1-855-245-7176	Saturday 9:00 am to 2:00 pm Central Standard Time
	Mail or Delivery Address:	STATE FARM BANK, F. S. B.
		P.O. BOX 419001
		SAINT LOUIS, MO 63141-9001

Again, thank you for choosing STATE FARM BANK F.S.B. We look forward to serving you.

Sincerely,

STATE FARM BANK F.S.B
NMLS # 139716, STATE FARM BANK, F.S.B.

* Receipt of disclosure is considered to be the day it is delivered to you via overnight carrier or 3 business days from the date of this letter if sent via regular US Mail.
** If material changes occur that require a new document to be delivered, additional waiting periods may apply.



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 01/05/2017
 Closing Date 01/16/2017
 Disbursement Date 01/20/2017
 Settlement Agent TITLE FIRST AGENCY INC.
 File # 2022875
 Property 243 SW 4TH AVE
 DELRAY BEACH, FL 33444
 Appraised Prop. Value \$225,000.00

Transaction Information

Borrower AUDREY D THOMAS
 243 SW 4TH AVE
 DELRAY BEACH, FL 33444
 Lender STATE FARM BANK F.S.B

Loan Information

Loan Term 15 years
 Purpose Refinance
 Product FIXED RATE
 Loan Type Conventional FHA
 VA _____
 Loan ID # 0091802025
 MIC #

Loan Terms		Can this amount increase after closing?
Loan Amount	\$157,000	NO
Interest Rate	3.750%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,141.74	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO
Projected Payments		
Payment Calculation		Years 1-15
Principal & Interest		\$1,141.74
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	163.28
Estimated Total Monthly Payment		\$1,305.02
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$163.28 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	\$5,687.02	Includes \$2,116.14 in Loan Costs + \$3,963.38 in Other Costs - \$392.50 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$8,246.47	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower

Closing Cost Details

Loan Costs	Borrower-Paid		Paid By Others
	At Closing	Before Closing	
A. Origination Charges	\$475.00		
01 % of Loan Amount (Points)			
02 LENDER PAID ORIGINATOR COMP to STATE FARM INTERNATIONAL SERVICES, INC.			(L) \$500.00
03 PROCESSING FEE to STATE FARM BANK F.S.B	\$475.00		
04			
05			
06			
07			
B. Services Borrower Did Not Shop For	\$1,641.14		
01 APPRAISAL to NATIONS VALUATION SERVICES		\$435.00	
02 CREDIT REPORT to CORELOGIC CREDCO	\$17.84	\$15.00	
03 FLOOD CERTIFICATION to FIRST AMERICAN FLOOD SERVICES	\$7.20		
04 TAX SERVICE to FIRST AMERICAN TAX SERVICE	\$70.00		
05 TITLE – ABSTRACT/TITLE SEARCH to TITLE FIRST AGENCY INC.	\$195.00		
06 TITLE – COURIER FEE to TITLE FIRST AGENCY INC.	\$45.00		
07 TITLE – ELECTRONIC DOCUMENT FEE to TITLE FIRST AGENCY INC.	\$20.00		
08 TITLE – ENDORSEMENTS to TITLE FIRST AGENCY INC.	\$100.10		
09 TITLE – LENDERS TITLE INSURANCE to TITLE FIRST AGENCY INC.	\$501.00		
10 TITLE – SETTLEMENT FEE to TITLE FIRST AGENCY INC.	\$195.00		
11 TITLE – TAX CERT FEE to TITLE FIRST AGENCY INC.	\$25.00		
12 TITLE – WIRE FEE to TITLE FIRST AGENCY INC.	\$15.00		
C. Services Borrower Did Shop For			
01			
02			
03			
04			
05			
06			
07			
D. TOTAL LOAN COSTS (Borrower-Paid)	\$2,116.14		
Loan Costs Subtotals (A + B + C)	\$1,666.14	\$450.00	
Other Costs			
E. Taxes and Other Government Fees	\$1,183.90		
01 Recording Fees Deed: Mortgage: \$270.20	\$320.40		
02 STATE TAX/STAMPS to PALM BEACH COUNTY	\$863.50		
F. Prepays	\$2,152.92		
01 Homeowner's Insurance Premium (12 mo.) to STATE FARM		\$1,089.00	
02 Mortgage Insurance Premium (mo.)			
03 Prepaid Interest (\$16.13 per day from 1/20/17 to 2/1/17)	\$193.56		
04 Property Taxes (12 mo.) to PALM BEACH COUNTY	\$870.36		
05			
G. Initial Escrow Payment at Closing	\$326.56		
01 Homeowner's Insurance \$90.75 per month for 7 mo.	\$635.25		
02 Mortgage Insurance per month for mo.			
03 Property Taxes \$72.53 per month for 2 mo.	\$145.06		
04			
05			
06			
07			
08 Aggregate Adjustment	\$-453.75		
H. Other	\$300.00		
01 SURVEY to TARGET SURVEYING LLC	\$300.00		
02			
03			
04			
05			
06			
07			
08			
I. TOTAL OTHER COSTS (Borrower-Paid)	\$3,963.38		
Other Costs Subtotals (E + F + G + H)	\$2,874.38	\$1,089.00	
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$5,687.02		
Closing Costs Subtotals (D + I)	\$4,540.52	\$1,539.00	\$500.00
Lender Credits	-\$392.50		

Payoffs and Payments

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

TO	AMOUNT
01 BRANCH BANK & TRUST	\$144,605.51
02	
03	
04	
05	
06	
07	
08	
09	
10	
11	
12	
13	
14	
15	
K. TOTAL PAYOFFS AND PAYMENTS	\$144,605.51

Calculating Cash to Close

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

	Loan Estimate	Final	Did this change?
Loan Amount	\$157,000.00	\$157,000.00	NO
Total Closing Costs (J)	-\$4,472.00	-\$5,687.02	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	\$1,539.00	YES • You paid these Closing Costs before closing
Total Payoffs and Payments (K)	-\$142,791.00	-\$144,605.51	YES • See Payoffs and Payments (K)
Cash to Close	\$9,737.00 <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$8,246.47 <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	Closing Costs Financed (Paid from your Loan Amount) \$4,148.02

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 overdue 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
243 SW 4TH AVE, DELRAY BEACH, FL 33444

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	\$1,959.36	Estimated total amount over year 1 for your escrowed property costs: Hazard Insurance County Property Taxes
Non-Escrowed Property Costs over Year 1	\$0.00	Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	\$326.56	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$163.28	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.	\$207,822.68
Finance Charge. The dollar amount the loan will cost you.	\$49,533.74
Amount Financed. The loan amount available after paying your upfront finance charge.	\$155,979.24
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	3.827%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	31.023%

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.

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

Contact Information

	Lender	Mortgage Broker	Settlement Agent
Name	STATE FARM BANK F.S.B	STATE FARM INTERNATIONAL SERVICES, INC.	TITLE FIRST AGENCY INC.
Address	P.O. BOX 419001 SAINT LOUIS, MO 631419001	207 MAGNOLIA ST NEW SMYRNA, FL 321687125	2944 FULLER AVE NE SUITE 200 GRAND RAPIDS, MI 49505
NMLS ID	139716, STATE FARM BANK, F.S.B.	110089	
FL License ID	MLD763	MLD763	E059897
Contact	DOUG GIBBS	STANLEY OBRYANT HARRISON	PENNY RODE
Contact NMLS ID	640216	1207704	
Contact FL License ID		LO27379	
Email	DOUG.GIBBS.R5XF@STATEFARM.COM	STAN.HARRISON.NPBE@STATEFARM.COM	STATEFARM@TITLEFIRST.COM
Phone	888-556-3498	(386) 427-5277	(800) 315-2561

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.

AUDREY D THOMAS

Date