

# 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 10/21/2020  
Closing Date 11/02/2020  
Disbursement Date 11/06/2020  
Settlement Agent Inspire Closing Services LLC  
File # 490073  
Property 2115 SW 13th St  
Delray Beach, FL 33445  
Estimated Prop. Value \$197,000

## Transaction Information

Borrower Eric Jeffery Bennett  
2115 SW 13th St  
Delray Beach, FL 33445  
Lender Freedom Mortgage Corporation

## Loan Information

Loan Term 25 years  
Purpose Refinance  
Product Fixed Rate  
Loan Type ☐ Conventional ☒ FHA  
☐ VA ☐  
Loan ID # 0117749234  
MIC # 095-5722583-703

## Loan Terms

Can this amount increase after closing?

Loan Amount \$179,454 NO

Interest Rate 3.375% NO

Monthly Principal & Interest \$886.41 NO  
*See Projected Payments below for your Estimated Total Monthly Payment*

Prepayment Penalty

Does the loan have these features?

NO

Balloon Payment

NO

## Projected Payments

Payment Calculation	Years 1-11	Years 12-25
Principal & Interest	\$886.41	\$886.41
Mortgage Insurance	+ 116.19	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 340.66	+ 340.66
<b>Estimated Total Monthly Payment</b>	<b>\$1,343.26</b>	<b>\$1,227.07</b>

Estimated Taxes, Insurance & Assessments

*Amount can increase over time  
See page 4 for details*

\$340.66  
a month

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 \$5,782.24 Includes \$4,115.45 in Loan Costs + \$3,351.68 in Other Costs - \$1,684.89 in Lender Credits. *See page 2 for details.*

Cash to Close \$270.46 Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*  
☒ From ☐ To Borrower

## Closing Cost Details

Loan Costs			Borrower-Paid		Paid By
			At Closing	Before Closing	Others
A. Origination Charges					
01	% of Loan Amount (Points)				
02					
03					
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For			\$4,115.45		
01	Flood Determination Fee	to Archwell solutions	\$18.00		
02	Mortgage Insurance	to FHA	\$3,086.44		
03	Tax Related Service Fee	to Archwell solutions	\$85.00		
04	Title – Endorsement Environmental	to Inspire Closing Services, LLC	\$25.00		
05	Title – Endorsement FL Form 9	to Inspire Closing Services, LLC	\$56.91		
06	Title – Endorsement Survey	to Inspire Closing Services, LLC	\$25.00		
07	Title – Lender's Title Insurance	to Inspire Closing Services, LLC	\$569.10		
08	Title – Settlement/Closing Fee	to INSPIRE CLOSING SERVICES, LLC	\$250.00		
09					
10					
C. Services Borrower Did Shop For					
01					
02					
03					
04					
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)			\$4,115.45		
Loan Costs Subtotals (A + B + C)			\$4,115.45		
Other Costs					
E. Taxes and Other Government Fees			\$151.20		
01	Recording Fees	Deed: Mortgage: \$151.20	\$151.20		
02	State Tax Stamp	to PALM BEACH COUNTY			(L) \$988.22
F. Prepays			\$2,859.81		
01	Homeowner's Insurance Premium ( mo.)				
02	Mortgage Insurance Premium ( mo.)				
03	Prepaid Interest (\$16.59 per day from 11/6/20 to 12/1/20)		\$414.75		
04	Property Taxes (12 mo.) to PALM BEACH COUNTY		\$2,445.06		
05					
G. Initial Escrow Payment at Closing			\$340.67		
01	Homeowner's Insurance	\$136.91 per month for 4 mo.	\$547.64		
02	Mortgage Insurance	per month for mo.			
03	Property Taxes	per month for mo.			
04					
05					
06					
07					
08	Aggregate Adjustment		\$-206.97		
H. Other					
01					
02					
03					
04					
05					
06					
07					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)			\$3,351.68		
Other Costs Subtotals (E + F + G + H)			\$3,351.68		
J. TOTAL CLOSING COSTS (Borrower-Paid)			\$5,782.24		
Closing Costs Subtotals (D + I)			\$7,467.13		\$988.22
Lender Credits			-\$1,684.89		

**Payoffs and Payments**

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

TO	AMOUNT
01 Freedom Mortgage Corporation To payoff mortgage	\$176,378.61
02 Freedom Mortgage Corporation Escrow Transfer Credit	\$-2,436.39
03	
04	
05	
06	
07	
08	
09	
10	
11	
12	
13	
14	
15	
<b>K. TOTAL PAYOFFS AND PAYMENTS</b>	<b>\$173,942.22</b>

**Calculating Cash to Close**

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

	Loan Estimate	Final	Did this change?
Loan Amount	\$180,216	\$179,454.00	YES • This amount decreased
Total Closing Costs (J)	-\$5,478	-\$5,782.24	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	\$0	NO
Total Payoffs and Payments (K)	-\$175,446	-\$173,942.22	YES • See Payoffs and Payments (K)
Cash to Close	\$708	\$270.46	
	<input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	Closing Costs Financed (Paid from your Loan Amount) \$5,511.78

## 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 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  
2115 SW 13th St, Delray Beach, FL 33445

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	\$5,482.20	Estimated total amount over year 1 for your escrowed property costs: <i>Homeowners Insurance, County Property Tax, Mortgage 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	\$340.67	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$456.85	The amount included in your total monthly payment.
<input type="checkbox"/> will not have an escrow account because <input type="checkbox"/> you declined it <input type="checkbox"/> 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

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$283,521.80
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$102,624.04
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$176,367.56
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	4.127%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	48.414%

**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](http://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.

### Loan Acceptance

You do not have to accept this loan because you have received this form or signed a loan application.

### 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	Settlement Agent
<b>Name</b>	Freedom Mortgage Corporation	Inspire Closing Services LLC
<b>Address</b>	907 Pleasant Valley Av Ste 3 Mount Laurel, NJ 08054	420 Rouser Road Suite 500 Moon Township, PA 15108
<b>NMLS ID</b>	2767	
<b>FL License ID</b>		W280527
<b>Contact</b>	Pasquale Bernard Mungiole Jr	Kari Yoder
<b>Contact NMLS ID</b>	229736	
<b>Contact _____ License ID</b>		
<b>Email</b>	pasquale.mungiole@freedommortgage.com	closingdocs@inspireclosings.com
<b>Phone</b>	(800) 220-3333	(877) 901-1629

## CLOSING DISCLOSURE ACKNOWLEDGMENT OF RECEIPT

Bennett  
Loan #: 0117749234  
Serv. #: 11774923  
MIN: 1000730-0117749234-3

I (we) confirm receipt of a copy of the Closing Disclosure at least 3 business days prior to my (our) Consummation/Closing Date.

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- BORROWER - Eric Jeffery Bennett - DATE -