

IMPORTANT NOTICE OF LOAN TERMS

OFFERED BY:

Name of MORTGAGE LENDER or BANK

ML No.: _____
(if applicable)

Name of Person Arranging the Loan

Address of Mortgage Lender or Bank

YOUR MORTGAGE LOAN TERMS:

You have applied for a mortgage loan based on the following terms:

- (a) **Total loan amount:** \$_____.

- (b) **Term:** 30 yrs:____ 20 yrs:____ 15 yrs:____ Other: ____ yrs.

- (c) **Fixed or Adjustable Interest Rates and Scheduled Payments** (complete (1) or (2), as applicable):

(1) _____ This loan provides a **fixed interest rate** for the full term.

Your Fixed Interest Rate: _____%.

Your Scheduled Monthly payment, at present, will be: \$_____.

This monthly payment ____ **INCLUDES** ____ **DOES NOT INCLUDE** property tax and insurance payments on this property. If this monthly payment does not include tax and insurance, those payments will be approximately:

\$_____ per month for property taxes, and

\$_____ per month for insurance.

(2) _____ The interest rate on this loan is **adjustable**.

Your initial rate: _____%. This rate will last for ____ years.

Your interest rate will first adjust in _____ years.

Your interest rate will then adjust every ____ months.

Your interest rate will never be **lower** than: _____%.

Your interest rate may go as high as (if capped): _____%.

Your scheduled monthly payments:

During the initial rate period, your payment will be: \$_____.

After your first adjustment, your payment (based on current rates) will be: \$_____.

After your second adjustment, your payment (based on current rates) will be: \$_____.

Your monthly payment under this loan (based on current rates) could be up to: \$_____.

This monthly payment ____ **INCLUDES** ____ **DOES NOT INCLUDE** property tax and insurance payments on this property. If this monthly payment does not include tax and insurance, those payments will be approximately:

\$_____ per month for property taxes, and

\$_____ per month for insurance.

- (d) **Prepayment penalties:** This loan allows the lender to charge prepayment penalties. YES: _____ NO: _____

This means that if you were to prepay your loan in full within the first _____ years of this loan (including by refinancing this loan), you could pay a charge as high as \$_____.

- (e) This loan has a balloon payment at the end of the term. YES: _____ NO: _____

If yes, at the end of the term, if you make all payments as scheduled, your balloon payment is expected to be: \$_____.

- (f) The lender is charging you the following fees:

Application fee: \$_____ Processing Fee: \$_____

Origination fee: \$_____ Underwriting Fee: \$_____

Loan discount fee: \$_____ Commitment Fee: \$_____

Other: \$_____ **TOTAL:** \$_____

(g) You are also paying a mortgage broker fee of \$_____.

Borrower: _____

Co-Borrower: _____

Signature: _____

Signature: _____

Date: _____