

Closing Disclosure AIM+ Data Source

Overview

Use this document to access the Closing Disclosure in AIM+ Data Source.

In AIM+ the data that is populated in the Closing module comes from various sources for Closing Insight orders. For orders **not** created via Closing Insight, the Closing Disclosure (CD) generated in AIM+ is created entirely based on AIM+ data. The images below represent the sources of data for AIM+ generated Closing Disclosure (CD) for Closing Insight orders.

NOTE: If items need to be modified when collaborating in Closing Insight, view the source of data with the tables below to achieve the changes

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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 Closing Date Disbursement Date Settlement Agent Epsilon Title Co. File # 3370-16 Property 1500 Smith Street Houston, TX 77002 Sale Price \$200,000 <small>see attached page for additional information</small>		Transaction Information Borrower Vatsal Test and Jackie Test 1900 Smith Street Houston, TX 77002 Seller Zuhair Test and Trent Test 1980 Post oak blvd Houston, TX 77056 Leader FICUS BANK		Loan Information Loan Term 30 Years Purpose Purchase Product Fixed Loan Type <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> Loan ID # Defect_test_01 MIC # 000654321	
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Loan Terms	Can this amount increase after closing?	
Loan Amount		NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <small>See Projected Payments below for your Estimated Total Monthly Payment</small>	\$761.78	NO
Prepayment Penalty		YES - As high as \$3,240.00 if you pay off the loan during the first 2 years
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1 - 7	Years 8 - 30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+	+
Estimated Escrow Amount (Can Increase Over Time)	\$221.33	+
Estimated Total Monthly Payment	\$304-\$1,065	\$221-\$983

Estimated Taxes, Insurance & Assessments <small>Amount Can Increase Over Time. See Details on Page 4</small>	\$361.33 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other <small>See Escrow Account on page 4 for details. You must pay for other property costs separately.</small>	In escrow? YES YES NO
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Costs at Closing	
Closing Costs	\$9,511.41 Includes \$6,794.05 in Loan Costs + \$2,717.36 in Other Costs - \$9.00 in Lender Credits. See page 2 for details.
Cash to Close	\$199,093.87 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

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Loan Costs		Borrower Paid		Seller Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$2,669.00				
01	% of Loan Amount (Points)					
02	203K Inspection Fee to Jackie	\$200.00				
03	203K Permits to Jackie	\$200.00				
04	203K Supplemental Origination Fees to Jackie	\$200.00				
05	Amortization Fee to Amor	\$198.00				
06	Application Fee to Ficus Bank	\$300.00				
07	Appraisal Fee to Jackie	\$198.00				
08	Appraisal Field Review Fee to Sublines	\$298.00				
09	Attorney Fee to Jackie	\$200.00				
10	AVM Fee to AVM	\$198.00				
11	Loan Origination Fee to Loan Orig	\$111.00				
12	Other Fees Test1 to WELLS FARGO BANK	\$100.00				
13	Power Of Attorney Recording Fee to Jackie	\$200.00				
14	Underwriting Fee to Ficus Bank	\$1,097.00				
15						
16						
17						
18						
19						
20						
B. Services Borrower Did Not Shop For		\$930.55				
01	203K Inspection Fee to Jackie	\$200.00				
02	203K Permits to Jackie	\$200.00				
03	Appraisal Fee to Jackie	\$200.00				
04	Credit Report Fee to Information Inc.	\$198.00	\$29.80			
05	Flood Certification to Info Co.	\$200.00				
06	Mold Inspection Fee to Mold	\$198.00				
07	Other to WELLS FARGO BANK	\$198.00				\$405.00(T)
08	Other to WELLS FARGO BANK	\$31.25				
09	Other to WELLS FARGO BANK	\$75.00				
10	Power Of Attorney Recording Fee to Jackie	\$200.00				
11	Property Tax Status Research Fee to Info Co.	\$80.00				
12	Signing Agent Fee to Jackie	\$200.00				
13						
14						
15						
16						
17						
18						
19						
20						
C. Services Borrower Did Shop For		\$3,263.50				
01	203K Title Update to Jackie	\$200.00				
02	Attorney Fee to Jackie	\$200.00				
03	Other to TBD	\$800.00				
04	Other to TBD	\$198.00				
05	Other to TBD	\$500.00				
06	Other-1336-Test to World Group	\$310.00				
07	Pest Inspection Fee to Pests Co.	\$120.50				
08	Power Of Attorney Recording Fee to Jackie	\$200.00				
09	Redraw Fee to Jackie	\$200.00				
10	Signing Agent Fee to Jackie	\$200.00				
11	Signing Agent Fee to Jackie	\$240.00				
12	Structural Inspection Fee to WELLS FARGO BANK	\$260.00				
13	Survey Fee to Surveys Co.	\$85.00				
14	Title Insurance Binder Fee to Epsilon Title Co.	\$650.00				
15						
16						
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D. TOTAL LOAN COSTS (Borrower Paid)		\$6,794.05				
Loan Costs Subtotals (A + B + C)		\$6,764.25	\$29.80			

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Other Costs		Borrower Paid		Seller Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
E. Taxes and Other Government Fees		\$120.00				
01	Recording Fees Deed: Mortgage:					
02	Tax Stamp For City Deed to Jackie	\$20.00				
03	Tax Stamp For City Mortgage to Jackie	\$20.00				
04	Tax Stamp For County Deed to Jackie	\$20.00				
05	Tax Stamp For County Mortgage to Jackie	\$20.00				
06	Tax Stamp For State Deed to Jackie	\$20.00				
07	Tax Stamp For State Mortgage to Jackie	\$20.00				
08						
F. Prepays		\$0.00				
01	Homeowner's Insurance Premium (mo.)					
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (per day from to)					
04	Property Taxes (mo.)					
05						
06						
07						
08						
09						
10						
11						
12						
13						
14						
G. Initial Escrow Payment at Closing		\$607.36				
01	Homeowner's Insurance per month for 0 mo.	\$201.66				
02	Mortgage Insurance per month for 0 mo.	\$164.70				
03	Property Taxes per month for 0 mo.	\$201.00				
04	Association Dues \$0.00 per month for 0 mo.	\$20.00				
05	Holdback \$0.00 per month for 0 mo.	\$20.00				
06						
07						
08						
09						
10	Aggregate Adjustment					
H. Other		\$1,990.00				
01	Dry Wall Inspection Fee to Drywall	\$198.00				
02	Home Inspection Fee to Engineers Inc.	\$196.00	\$750.00		\$750.00	
03	Home Warranty Fee to XYZ Warranty Inc.	\$196.00		\$450.00		
04	Homeowners Association Spect to HOA Aqre Inc.	\$500.00				
05	Other to TBD	\$150.00				
06						
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23						
24						
I. TOTAL OTHER COSTS (Borrower Paid)		\$2,717.36				
Other Costs Subtotals (E + F + G + H)		\$1,967.36	\$750.00			
J. TOTAL CLOSING COSTS (Borrower Paid)		\$9,511.41				
Closing Costs Subtotals (D + I)		\$8,731.61	\$779.80	\$450.00	\$750.00	\$405.00
Lender Credits						

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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 (I)	\$8,054.00	\$9,511.41	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0.00	-\$779.80	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0.00	\$0.00	NO
Down Payment/Funds from Borrower	\$18,000.00	-\$1,111.00	YES • You increased this payment. See details in Section K
Deposit	-\$10,000.00	\$0.00	NO
Funds for Borrower	\$0.00	\$0.00	NO
Seller Credits	\$0.00	\$0.00	YES • See Seller Credits in Section L
Adjustments and Other Credits	\$0.00	-\$8,526.74	YES • See details in Sections K and L
Cash to Close	\$16,054.00	-\$906.13	

Summaries of Transactions		Use this table to see a summary of your transaction.	
BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing	\$210,303.87	M. Due to Seller at Closing	\$201,500.00
01 Sale Price of Property	\$200,000.00	01 Sale Price of Property	\$200,000.00
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (I)	\$8,731.61	03 Fuel Costs	\$1,500.00
04		04	
05		05	
06		06	
07		07	
08		08	
Adjustments		Adjustments for Items Paid by Seller in Advance	
05 Fuel Costs	\$1,500.00	09 City/Town Taxes	
06		10 County Taxes	
07		11 Assessments	
Adjustments for Items Paid by Seller in Advance		12	
08 City/Town Taxes		13	
09 County Taxes		14	
10 Assessments		15	
11 Homeowners Association: 8/17/15 to 8/31/15		16	
12 Homeowners Association	\$72.26		
13			
14			
15			
L. Paid Already by or on Behalf of Borrower at Closing	\$11,210.00	N. Due from Seller at Closing	\$1,561.00
01 Deposit		01 Excess Deposit	
02 Loan Assured		02 Closing Costs Paid at Closing (I)	\$450.00
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04 Deposit Other	\$1,111.00	04 Payoff of First Mortgage Loan	
05		05 Payoff of Second Mortgage Loan	
06 Seller Credit		06	
Other Credits		07	
07 Gift from TBD	\$3,333.00	08 Seller Credit	
08 Gift from TBD	\$4,444.00	09 Deposit Other	\$1,111.00
09 Other from TBD	\$2,222.00	10	
Adjustments		11	
10 Relocation Funds	\$100.00	12	
11		13	
12		14	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
13 City/Town Taxes: 1/1/15 to 8/17/15		15 City/Town Taxes	
14 County Taxes		16 County Taxes	
15 Assessments		17 Assessments	
16		18	
17		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$210,303.87	Total Due to Seller at Closing (M)	\$201,500.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$11,210.00	Total Due from Seller at Closing (N)	-\$1,561.00
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$199,093.87	Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$199,939.00

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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 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
 1500 Smith Street, Houston, TX 77002

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	\$0.00	Estimated total amount over year 1 for your escrowed property costs: Homeowners Insurance, Property Taxes
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues You may have other property costs.
Initial Escrow Payment	\$607.36	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$221.33	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.

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Loan Calculations		Other Disclosures	
Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$0.00	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.
Finance Charge. The dollar amount the loan will cost you.	\$0.00	Liability after Foreclosure	If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan: <input checked="" type="checkbox"/> 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. <input type="checkbox"/> state law does not protect you from liability for the unpaid balance.
Amount Financed. The loan amount available after paying your upfront finance charge.	\$0.00	Loan Acceptance	You do not have to accept this loan because you have received this form or signed a loan application.
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	0.0%	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.
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	0.0%	Tax Deductions	If you borrow more than the property is worth, the interest on the loan amount above the 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/nerms/ge-closing

Contact Information					
	Lender	Mortgage Broker	Real Estate Broker (R)	Real Estate Broker (S)	Settlement Agent
Name	FCUSBANK		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Epilon Title Co.
Address	1580 Smith Street, Houston, TX 77062		789 Local Lane, Fort Gaines, GA 39851	9875 Suburb Ct, Fort Gaines, GA 39851	123 Commerce Pl., Fort Gaines, GA 39851
NMLS ID					
TX License ID			765432	67456	12345
Contact	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold
Contact NMLS ID					
Contact TX License ID			16415	51460	1234
Email	joe@thefcusbank.com		sam@omegarere.com	joe@alphare.com	sarah@epilontitle.com
Phone	123-456-7890		123-555-1717	321-555-7171	987-665-4321

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CD – Addendum Page

Closing Disclosure Addendum *This addendum supplements the information in your Closing Disclosure.*

Closing Information		Transaction Information	
Date Issued		Borrower(s)	Yates Test 1500 Smith Street Houston, TX 77002
Closing Date			Jacks Test 1580 Smith Street Houston, TX 77002
Disbursement Date		Seller(s)	Zuhair Test 1180 Pickett Blvd Houston, TX 77058
Settlement Agent	Epsilon Title Co. 3379-16		Erant Test 1185 Pickett Blvd Houston, TX 77058
File #	1509 Smith Street Houston, TX 77002	Lender(s)	FIGUS BANK
Property			
Sale Price	320,000		

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