

Your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan.

123 Example St, Park City, UT 84060



Optional comments can appear here

| Mortgage Information | 30 Yr Fixed | 30 Yr Fixed | 10/1 ARM | 7/1ARM |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|
| Purchase Price | \$1,200,000 | \$1,200,000 | \$1,200,000 | \$1,200,000 |
| Down Payment | 20 % | 10 % | 10 % | 10 % |
| Loan Program 1st Mortgage | 30 Yr Fixed | 30 Yr Fixed | 10/1 ARM | 7/1ARM |
| Loan Amount | \$960,000 | \$1,080,000 | \$1,080,000 | \$1,080,000 |
| Interest Rate | 5.5 % | 5.875 % | 5.25 % | 5.375 % |
| APR | 5.65 % | 6.029 % | 4.806 % | 4.579 % |
| APR May Increase After Consummation | No | No | Yes | Yes |
| Interest Only | No | No | No | No |
| Term (years) | 30 | 30 | 30 | 30 |
| Monthly Payment | | | | |
| 1st Mortgage | \$5,450.77 | \$6,388.61 | \$5,963.80 | \$6,047.69 |
| Property Taxes & Insurance | \$966.67 | \$966.67 | \$966.67 | \$966.67 |
| Mortgage Insurance | \$0.00 | \$0.00 | \$216.00 | \$243.00 |
| Total | \$6,417.44 | \$7,355.27 | \$7,146.47 | \$7,257.36 |

| Funds Needed to Close | | | | |
|--------------------------|---------------------|---------------------|---------------------|---------------------|
| Down Payment | \$240,000.00 | \$120,000.00 | \$120,000.00 | \$120,000.00 |
| Loan Fees | \$13,957.00 | \$15,481.00 | \$15,481.00 | \$15,481.00 |
| Title Fees | \$3,974.00 | \$3,974.00 | \$3,974.00 | \$3,974.00 |
| Prepaid Items & Reserves | \$9,036.53 | \$9,474.20 | \$9,196.80 | \$9,252.28 |
| Financed Closing Costs | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total | \$266,967.53 | \$148,929.20 | \$148,651.80 | \$148,707.28 |

Rates effective as of 9/15/2024 and subject to change. APR may vary. Not all borrowers qualify for all programs, must meet underwriting guidelines and are subject to credit review and approval. This does not constitute a commitment to lend. For mortgage loans other than fixed loans, it is possible that the borrower's payment may increase substantially after consummation. The disclosed closing costs are estimates. Actual closing costs and the portion paid by Seller may vary. The information contained is subject to change without notice. Equal Housing Lender.



ABC Realty

Allison Waters
 Realtor
 5600 Realtor Way
 Park City, UT 84060
 (435) 345-8739 w or (435) 478-9332 c
 allison@abc Realty.com
 www.allisonrealty.com

ABC Mortgage

David Demo User
 Loan Officer
 NMLS ID # 123456
 123 Address St
 Midway, UT 84032
 (407) 333-3333 w or (407) 555-5555 c
 david@hostorlando.com

Scenario 3 - Estimated Adjustable Rate Mortgage Interest & Payment Schedule

Scenario 3 is a 10/1 ARM which means that the rate is fixed for the first 10 years then the rate and payment can adjust annually thereafter. After the initial period, the sample rates and payments below are based on today's index plus a margin of 2.25%. For the remaining 20 years the interest can increase/decrease every 12 months, with an initial cap of 2%, a periodic cap of 2% and a lifetime cap of 6%.

| Payment Stream | Number of Payments | Interest Rate | Payment Amount |
|----------------|--------------------|---------------|----------------|
| 1 | 94 | 5.25% | \$6,179.80 |
| 2 | 26 | 5.25% | \$5,963.80 |
| 3 | 239 | 3.25% | \$5,019.92 |
| 4 | 1 | 3.25% | \$5,019.08 |

Scenario 4 - Estimated Adjustable Rate Mortgage Interest & Payment Schedule

Scenario 4 is a 7/1 ARM which means that the rate is fixed for the first 7 years then the rate and payment can adjust annually thereafter. After the initial period, the sample rates and payments below are based on today's index plus a margin of 2.25%. For the remaining 23 years the interest can increase/decrease every 12 months, with an initial cap of 5%, a periodic cap of 2% and a lifetime cap of 5%.

| Payment Stream | Number of Payments | Interest Rate | Payment Amount |
|----------------|--------------------|---------------|----------------|
| 1 | 84 | 5.375% | \$6,290.69 |
| 2 | 8 | 3.25% | \$5,170.31 |
| 3 | 267 | 3.25% | \$4,927.31 |
| 4 | 1 | 3.25% | \$4,925.81 |