

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 04/29/25 Closing Date 04/30/25 Disbursement Date 04/30/25 Settlement Agent Burnet Title File # 2131025-02451 Property 926 Central Ave W St Paul, MN 55104 Sale Price \$275,000		Transaction Information Borrower John Spooner 1319 Lincoln Avenue, Unit 1 St Paul, MN 55105 Seller Nicholas Steigauf 2808 92nd Crescent N. Brooklyn Park, MN 55443 Lender Cardinal Financial Company, Limited Partnership		Loan Information Loan Term 30 years Purpose Purchase Product Fixed Rate Loan Type ☐ Conventional ☒ FHA ☐ VA ☐ Loan ID # 1402167529 MIC # 277-4409323-703	
Loan Terms					
Loan Amount		\$270,019		Can this amount increase after closing?	
Interest Rate		6.75%		NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>		\$1,751.34		NO	
Prepayment Penalty				Does the loan have these features?	
Balloon Payment				NO	
Projected Payments					
Payment Calculations		Years 1-30			
Principal & Interest		\$1,751.34			
Mortgage Insurance		121.04			
Estimated Escrow <i>Amount can increase over time</i>		598.40			
Estimated Total Monthly Payment		\$2,470.78			
Estimated Taxes, Insurance, & Assessments <i>Amount can increase over time See page 4 for details</i>		\$598.40 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.	
Costs at Closing					
Closing Costs		\$24,481.71		Includes \$18,967.31 in Loan Costs + \$5,616.35 in Other Costs - \$101.95 in Lender Credits. See page 2 for details.	
Cash To Close		\$10,923.78		Includes Closing Costs. See Calculating Cash to Close on page 3 for details.	