

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	12/17/2019	Borrower	MATTHEW M BROWN 499 LYNNHURST AVENUE W. SAINT PAUL, MN 55104	Loan Term	30 years
Closing Date	12/17/2019			Purpose	Purchase
Disbursement Date	12/17/2019	Seller	CALWAY J. MCCORMICK and ALLAN J. MCCORMICK 499 LYNNHURST AVENUE W. SAINT PAUL, MN 55104	Product	FIXED RATE
Settlement Agent	LAKE TITLE, LLC			Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	19-0082				<input type="checkbox"/> VA <input type="checkbox"/> _____
Property	499 LYNNHURST AVENUE W. SAINT PAUL, MN 55104	Lender	MOVEMENT MORTGAGE, LLC	Loan ID #	2997789
Sale Price	\$232,300			MIC #	

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$174,225	NO	
Interest Rate	4.5%	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$882.77	NO	
		Does the loan have these features?	
Prepayment Penalty		NO	
Balloon Payment		NO	
Projected Payments			
Payment Calculation		Years 1-30	
Principal & Interest		\$882.77	
Mortgage Insurance	+	0	
Estimated Escrow <i>Amount can increase over time</i>	+	527.61	
Estimated Total Monthly Payment		\$1,410.38	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$527.61 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? YES YES
Costs at Closing			
Closing Costs	\$10,330.74	Includes \$5,593.25 in Loan Costs + \$4,737.49 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>	
Cash to Close	\$61,132.00	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>	

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid By Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$3,137.25				
01 1% of Loan Amount (Points) to MOVEMENT MORTGAGE, LLC	\$1,742.25				
02 PROCESSING FEE to MOVEMENT MORTGAGE, LLC	\$600.00				
03 UNDERWRITING FEE to MOVEMENT MORTGAGE, LLC	\$795.00				
04					
05					
06					
07					
B. Services Borrower Did Not Shop For	\$1,131.00				
01 APPRAISAL to TRISERV APPRAISAL MANAGEMENT SO		\$825.00			
02 APPRAISAL RECERT FEE to TRISERV APPRAISAL MANAGEMENT SO	\$150.00				
03 CREDIT REPORT FEE to CREDIT PLUS	\$75.00				
04 FLOOD CERTIFICATION FEE to CORELOGIC FLOOD SERVICES	\$7.00				
05 IRS TRANSCRIPT FEE to LOGICEASE SOLUTIONS, INC	\$10.00				
06 TAX SERVICE FEE to CORELOGIC TAX SERVICES	\$64.00				
07					
08					
09					
10					
C. Services Borrower Did Shop For	\$1,325.00				
01 TITLE – LENDERS TITLE INSURANCE to LAKE TITLE LLC	\$425.00				
02 TITLE – PRODUCTION FEE to LAKE TITLE LLC	\$775.00				
03 TITLE – SETTLEMENT SERVICE to LAKE TITLE LLC	\$125.00				
04					
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$5,593.25				
Loan Costs Subtotals (A + B + C)	\$4,768.25	\$825.00			
Other Costs					
E. Taxes and Other Government Fees	\$515.14				
01 Recording Fees Deed: \$46.00 Mortgage: \$46.00	\$92.00				
02 COUNTY TRANSFER TAXES – MORTGA	\$5.00				
03 STATE TRANSFER TAXES – MORTGAGE	\$418.14				
F. Prepays	\$1,853.52				
01 Homeowner's Insurance Premium (12 mo.) to USAA	\$1,531.32				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$21.48 per day from 12/17/19 to 1/1/20)	\$322.20				
04 Property Taxes (12 mo.)					
05					
G. Initial Escrow Payment at Closing	\$1,582.83				
01 Homeowner's Insurance \$127.61 per month for 2 mo.	\$255.22				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$400.00 per month for 5 mo.	\$2,000.00				
04					
05					
06					
07					
08 Aggregate Adjustment	\$-672.39				
H. Other	\$786.00				
01 BROKER ADMIN FEE to BRIDGE REALTY, LLC	\$495.00				
02 REAL ESTATE COMMISSION (B) to BRIDGE REALTY, LLC			\$6,272.00		
03 REAL ESTATE COMMISSION (S) to COLDWELL BANKER			\$5,342.90		
04 TITLE – OWNERS TITLE INSURANCE (OPTIONAL) to LAKE TITLE LLC	\$291.00				
05					
06					
07					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)	\$4,737.49				
Other Costs Subtotals (E + F + G + H)	\$4,737.49				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$10,330.74				
Closing Costs Subtotals (D + I)	\$9,505.74	\$825.00	\$11,614.90		
Lender Credits					

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 (J)	\$11,266.00	\$10,330.74	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$825.00	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$58,075.00	\$58,075.00	NO
Deposit	-\$2,000.00	-\$2,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$4,646.00	-\$4,646.00	NO
Adjustments and Other Credits	\$0	\$197.26	YES • See details in Section K
Cash to Close	\$62,695.00	\$61,132.00	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$242,003.00
01 Sale Price of Property	\$232,300.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$9,505.74
04 PAYOFFS AND PAYMENTS	
Adjustments	
05 Other	
06 Other	
07 Other	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to	
09 County Taxes 12/17/19 to 01/01/20	\$197.26
10 Assessments to	
11 Other	
12 Other	
13 Other	
14 Other	
15 Other	

L. Paid Already by or on Behalf of Borrower at Closing	\$180,871.00
01 Deposit	\$2,000.00
02 Loan Amount	\$174,225.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Other	
05 Seller Credit	\$4,646.00
Other Credits	
06 Other	
07 Other	
Adjustments	
08 Other	
09 Other	
10 Other	
11 DEPOSIT PAID TO LENDER	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to	
13 County Taxes to	
14 Assessments to	
15 Other	
16 Other	
17 Other	

CALCULATION

Total Due from Borrower at Closing (K)	\$242,003.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$180,871.00
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$61,132.00

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$232,497.26
01 Sale Price of Property	\$232,300.00
02 Sale Price of Any Personal Property Included in Sale	
03 Other	
04 Other	
05 Other	
06 Other	
07 Other	
08 Other	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes to	
10 County Taxes 12/17/19 to 01/01/20	\$197.26
11 Assessments to	
12 Other	
13 Other	
14 Other	
15 Other	
16 Other	

N. Due from Seller at Closing	\$16,260.90
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$11,614.90
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06 Other	
07 Other	
08 Seller Credit	\$4,646.00
09 Other	
10 Other	
11 Other	
12 Other	
13 Other	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes to	
16 Assessments to	
17 Other	
18 Other	
19 Other	

CALCULATION

Total Due to Seller at Closing (M)	\$232,497.26
Total Due from Seller at Closing (N)	-\$16,260.90
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$216,236.36

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 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
499 LYNNHURST AVENUE W., SAINT PAUL, MN 55104

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	\$6,331.32	Estimated total amount over year 1 for your escrowed property costs: Hazard Insurance County Property Tax
Non-Escrowed Property Costs over Year 1	\$0.00	Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	\$1,582.83	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$527.61	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.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$323,714.45
Finance Charge. The dollar amount the loan will cost you.	\$148,007.45
Amount Financed. The loan amount available after paying your upfront finance charge.	\$169,791.55
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.721%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	82.592%



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

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.

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	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	MOVEMENT MORTGAGE, LLC	BRIDGE REALTY, LLC	COLDWELL BANKER BURNET	LAKE TITLE, LLC
Address	8024 CALVIN HALL RD. INDIAN LAND, SC 29707	1101 E 78TH ST, SUITE 300 MINNEAPOLIS, MN 55420	201 EAST LAKE STREET WAYZATA, MN 55391	1101 E. 78TH STREET MINNEAPOLIS, MN 55420
NMLS ID	39179			
MN License ID		20586794	146677	40645944
Contact	LYNNE VIOLETT	MIGUEL GARCIA	JULIE DISTEL	KRISTEN CHRISTIE
Contact NMLS ID	360252			
Contact MN License ID		40366364	20384652	40269503
Email	LYNNE.VIOLETT@MOVEMENT.COM	GIO.SPECIALIST@YAHOO.COM	JULIE.DISTEL@CBBURNET.COM	KRISTEN@LAKETITLEMN.COM
Phone	888-589-4416	(612)306-2161	(612)386-7626	(612)424-3444

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

MATTHEW M BROWN

Date