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

		Can this amount increase after closing?
Loan Amount	$270,019	**NO**
Interest Rate	6.75%	**NO**
Monthly Principal & Interest *See Projected Payments below for your Estimated Total Monthly Payment*	$1,751.34	**NO**
		Does the loan have these features?
Prepayment Penalty		**NO**
Balloon Payment		**NO**

Projected Payments

Payment Calculations		**Years 1-30**
Principal & Interest		$1,751.34
Mortgage Insurance	+	121.04
Estimated Escrow *Amount can increase over time*	+	598.40
Estimated Total Monthly Payment		$2,470.78

Estimated Taxes, Insurance, & Assessments *Amount can increase over time* *See page 4 for details*	$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.*	**In escrow?** **YES** **YES**

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.*