



# Loan Estimate Review Guide

**Note: All fees and charges shown on this example are for illustration purposes only. Only actual amounts should be listed on the Loan Estimate.**

**1** First Guaranty Mortgage Corporation  
1900 Gallows Rd., Suite 800 · Tysons Corner, VA 22182  
*Save this Loan Estimate to compare with your Closing Disclosure.*

**2** **Loan Estimate**  
**3** DATE ISSUED 3/5/2019  
APPLICANTS Alice Firstimer

PROPERTY 1234 Training Lane  
Portland, OR 97215  
**5** SALE PRICE \$700,000

LOAN TERM 30 years  
PURPOSE Purchase  
PRODUCT Fixed Rate  
LOAN TYPE  Conventional  FHA  VA  
LOAN ID # **4**  
RATE LOCK  NO  YES, until  
*Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/19/2019 at 5:00 PM EDT*

**6** Can this amount increase after closing?

Loan Amount	\$550,000	NO
Interest Rate	6%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$3,297.53	NO
Prepayment Penalty <b>7</b>	NO	Does the loan have these features?
Balloon Payment		NO

**8** **Projected Payments**

Payment Calculation	Years 1-30	
Principal & Interest		\$3,297.53
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	950
<b>Estimated Total Monthly Payment</b>		<b>\$4,248</b>
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$950 Monthly	

**8** This estimate includes **8** In escrow?

<input checked="" type="checkbox"/> Property Taxes	YES
<input checked="" type="checkbox"/> Homeowner's Insurance	YES
<input type="checkbox"/> Other:	

*See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.*

**Costs at Closing**

Estimated Closing Costs	\$24,509	Includes \$14,569 In Loan Costs + \$9,940 In Other Costs - \$0 In Lender Credits. See page 2 for details.
Estimated Cash to Close	\$174,509	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

- 1** Company name must be First Guaranty Mortgage Corporation or left blank.
- 2** Date Issued must be within 3 days of the date the broker or applicant signed the 1003, whichever is earlier.
- 3** Must list all applicants from the 1003.
- 4** Must show either Sale Price (Purchase) or Estimated Value (Refi).
- 5** Loan ID # must be blank.
- 6** Rate Lock must be No. FGMC will disclose the locked LE. The quote expiration must be at least 10 days from Issue Date.
- 7** Prepayment Penalty must be Yes for the Visionary (Investment) product or No for the Champion (Prime Jumbo) and Achiever (Expanded Credit).
- 8** Ensure appropriate boxes are selected. Escrow is required for Taxes and Insurance on Non-QM products.

LOAN ESTIMATE - GTRIDLEJ\_5 0118  
03/05/2019 06:24 PM PST

Page 1 of 3 - LOAN ID # 201019030122  
GTRIDLEJ (POD)

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## Closing Cost Details

Loan Costs		Other Costs	
<b>A. Origination Charges</b>	<b>\$11,000</b>	<b>E. Taxes and Other Government Fees</b>	<b>\$297</b>
% of Loan Amount (Points)		Recording Fees and Other Taxes	\$297
Origination Fee	\$11,000	Transfer Taxes	
<b>B. Services You Cannot Shop For</b>		<b>F. Prepaids</b>	<b>\$7,418</b>
Appraisal Fee	\$650	Homeowner's Insurance Premium (6 months)	\$900
Broker's Credit Report	\$50	Mortgage Insurance Premium ( months)	
Flood Certification	\$9	Prepaid Interest (\$90.411 per day for 19 days @6%)	\$1,718
Tax Service	\$75	Property Taxes (6 months)	\$4,800
<b>C. Services You Can Shop For</b>		<b>G. Initial Escrow Payment at Closing</b>	<b>\$1,900</b>
Title - Deed Preparation	\$60	Homeowner's Insurance	\$150.00 per month for 2 mo. \$300
Title - E-Recording Fee	\$5	Mortgage Insurance	\$800.00 per month for 2 mo. \$1,600
Title - Lender's Title Insurance	\$1,525	Property Taxes	
Title - Lien Search	\$120	<b>H. Other</b>	
Title - Settlement Fee	\$525	Title - Owner's Title Insurance (optional)	\$325
Title - Survey Fee	\$550	<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	
<b>D. TOTAL LOAN COSTS (A + B + C)</b>		<b>\$9,940</b>	
		<b>J. TOTAL CLOSING COSTS</b>	<b>\$24,509</b>
		D + I	\$24,509
		Lender Credits	
		<b>Calculating Cash to Close</b>	
		Total Closing Costs (J)	\$24,509
		Closing Costs Financed (Paid from your Loan Amount)	\$0
		Down Payment/Funds from Borrower	\$150,000
		Deposit	\$0
		Funds for Borrower	\$0
		Seller Credits	\$0
		Adjustments and Other Credits	\$0
		<b>Estimated Cash to Close</b>	<b>\$174,509</b>

- 9 Borrower Paid Compensation (BPC) should be listed here, if applicable. **Note: Lender Paid Compensation does not appear on the LE (only the CD).**
- 10 Appraisal, Credit Report, Flood Cert, Tax Service Fee must be listed here, at minimum. For Texas properties, TX Doc Review Fee must be listed.
- 11 Title and settlement fees must begin with the word "Title".
- 12 Confirm Recording Fees are listed.
- 13 Confirm transfer fees are accurate for purchase transactions.
- 14 Confirm monthly amount shown on Page 1 is the same.
- 15 Lender Credit should be blank. FGMC will disclose the locked LE with Lender Credit, as applicable.



## Additional Information About This Loan

**LENDER** First Guaranty Mortgage Corporation  
 NMLS/ \_\_\_\_\_ LICENSE ID  
**LOAN OFFICER**  
 NMLS/ \_\_\_\_\_ LICENSE ID  
 EMAIL  
 PHONE

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**MORTGAGE BROKER**  
 NMLS/ \_\_\_\_\_ LICENSE ID  
**LOAN OFFICER**  
 NMLS/ \_\_\_\_\_ LICENSE ID  
 EMAIL  
 PHONE

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**Comparisons** 18 Use these measures to compare this loan with other loans.

<b>In 5 Years</b>	\$214,139 \$38,201	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	6.231 %	Your costs over the loan term expressed as a rate. This is not your interest rate.
<b>Total Interest Percentage (TIP)</b>	116.15 %	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

## Other Considerations

**Appraisal** 19 We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

**Assumption** 20 If you sell or transfer this property to another person, we  
 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.

**Homeowner's Insurance** This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.

**Late Payment** 21 If your payment is more than 15 days late, we will charge a late fee of 5% of the payment.

**Refinance** 22 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.

**Servicing** 23 We intend  
 to service your loan. If so, you will make your payments to us.  
 to transfer servicing of your loan.

## 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.

\_\_\_\_\_  
 Alice Firstimer Date



- 16 Must be completed with First Guaranty Mortgage Corporation or left blank.
- 17 Must be completed with the Broker's information.
- 18 Confirm 5 Years, APR and TIP information is present.
- 19 Confirm Appraisal disclosure is present.
- 20 Confirm Assumption disclosure is properly completed: ARMs will allow; Fixed and Interest Only will NOT allow.
- 21 Confirm Late Payment information is accurate for the applicable property state.
- 22 Confirm Refinance disclosure is present.
- 23 Servicing checkbox must always show we intend to transfer servicing.