

# 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 1/22/2024  
 Closing Date 1/22/2024  
 Disbursement Date 1/22/2024  
 Settlement Agent [REDACTED]  
 File # 2023 [REDACTED]  
 Property [REDACTED]  
 Austin, TX 78754  
 Sale Price \$372,000

## Transaction Information

Borrower [REDACTED]  
 Seller [REDACTED]  
 Lender Austin, TX 78754  
 First Financial Bank, National Association

## Loan Information

Loan Term 30 years  
 Purpose Purchase  
 Product Fixed Rate  
 Loan Type  Conventional  FHA  
 VA   
 Loan ID # [REDACTED]  
 MIC # [REDACTED]

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$343,400	NO
Interest Rate	6.125 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,086.53	NO
<b>Does the loan have these features?</b>		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-10	Years 11-30
Principal & Interest	\$2,086.53	\$2,086.53
Mortgage Insurance	+ 160.25	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 692.16	+ 692.16
Estimated Total Monthly Payment	\$2,938.94	\$2,778.69
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$872.26 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? SOME YES NO

Costs at Closing	
Closing Costs	\$9,691.05 Includes \$5,259.22 In Loan Costs + \$5,036.78 In Other Costs - \$604.95 In Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$29,744.33 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	
<b>A. Origination Charges</b>	\$1,743.91				
01 0.221 % of Loan Amount (Points)	\$758.91				
02 Processing Fees	\$490.00				
03 Underwriting Fees	\$495.00				
04					
05					
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>	\$867.96				
01 Appraisal Fee to FFB fbo SB Valuation LLC	\$450.00				
02 Attorney/Doc Prep Fee to Pelron Patterson, LLP	\$250.00				
03 Credit Report to FFB fbo ADVANTAGE CREDIT, INC.	\$82.01				
04 Flood Certification to FFB fbo CoreLogic Flood Services	\$11.00				
05 Verification Fee to FFB fbo TWN	\$64.95				
06					
07					
08					
09					
10					
<b>C. Services Borrower Did Shop For</b>	\$2,657.35				
01 Title - E Recording to [REDACTED]	\$9.60				
02 Title - Endorsements to [REDACTED]	\$180.75				
03 Title - Guaranty Fee to [REDACTED]	\$2.00		\$2.00		
04 Title - Lender's Title Insurance to [REDACTED]	\$2,115.00				
05 Title - Settlement Fee to [REDACTED]	\$350.00		\$350.00		
06 Title - Tax Certificate to [REDACTED]			\$65.96		
07					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	\$5,259.22				
Loan Costs Subtotals (A + B + C)	\$5,259.22				

## Other Costs

<b>E. Taxes and Other Government Fees</b>	\$182.00				
01 Recording Fees Deed: \$42.00 Mortgage: \$102.00	\$182.00				
02					
<b>F. Prepays</b>	\$2,203.30				
01 Homeowner's Insurance Premium (12 mo.) to Farmers Insurance	\$1,627.00				
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest (\$57.63 per day from 1/22/24 to 2/1/24)	\$576.30				
04 Property Taxes ( mo.)					
05					
<b>G. Initial Escrow Payment at Closing</b>	\$2,076.48				
01 Homeowner's Insurance \$135.58 per month for 3 mo.	\$406.74				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$556.58 per month for 4 mo.	\$2,226.32				
04					
05					
06					
07					
08 Aggregate Adjustment	-\$556.58				
<b>H. Other</b>	\$575.00				
01 HOA Fee to [REDACTED]	\$300.00				
02 HOA Resale Cert to [REDACTED]			\$546.00		
03 HOA Transfer Fee to [REDACTED]	\$275.00				
04 Home Warranty (optional) to [REDACTED]			\$475.00		
05 Notary Fee to [REDACTED]			\$175.00		
06 Real Estate Commission to [REDACTED]			\$11,160.00		
07 Real Estate Commission to [REDACTED]			\$11,160.00		
08 Title - Owner's Title Insurance (optional) to [REDACTED]			\$250.00		
09 WD Doc Prep Fee to [REDACTED]			\$125.00		
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	\$5,036.78				
Other Costs Subtotals (E + F + G + H)	\$5,036.78				

<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	\$9,691.05				
Closing Costs Subtotals (D + I)	\$10,296.00		\$24,308.96		
Lender Credits (Includes \$6.00 credit for increase in Closing Costs above legal limit)	-\$604.95				

**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)	\$10,004.00	\$9,691.05	YES · See Total Loan Costs (D) and Total Other Costs (I). Increase exceeds legal limits by \$6.00. See Lender Credits on page 2 for credit of excess amount.
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$18,600.00	\$28,600.00	YES · You increased this payment. See details in Section L.
Deposit	\$0	-\$3,500.00	YES · You increased this payment. See Deposit in Section L.
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	-\$3,000.00	YES · See Seller-Paid column on page 2 and Seller Credits in Section L.
Adjustments and Other Credits	-\$2,775.00	-\$2,046.72	YES · See details in Section K and Section L.
<b>Cash to Close</b>	<b>\$25,829.00</b>	<b>\$29,744.33</b>	

**Summaries of Transactions**

Use this table to see a summary of your transaction.

**BORROWER'S TRANSACTION**

<b>K. Due from Borrower at Closing</b>		\$382,155.36
01	Sale Price of Property	\$372,000.00
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	\$9,691.05
04		
<b>Adjustments</b>		
05		
06		
07		
<b>Adjustments for Items Paid by Seller in Advance</b>		
08	City/Town Taxes to	
09	County Taxes to	
10	Assessments 01/23/24 to 12/31/24	\$464.31
11		
12		
13		
14		
15		
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>		\$352,411.03
01	Deposit	\$3,500.00
02	Loan Amount	\$343,400.00
03	Existing Loan(s) Assumed or Taken Subject to	
04	2nd Lien	
05	Seller Credit	\$3,000.00
<b>Other Credits</b>		
06	Option Fee	\$200.00
07	Gift Funds	
<b>Adjustments</b>		
08	Adjustment for Owner's Title Premium	\$2,015.00
09		
10		
11		
<b>Adjustments for Items Unpaid by Seller</b>		
12	City/Town Taxes to	
13	County Taxes 01/01/24 to 01/22/24	\$296.03
14	Assessments to	
15		
16		
17		
<b>CALCULATION</b>		
Total Due from Borrower at Closing (K)		\$382,155.36
Total Paid Already by or on Behalf of Borrower at Closing (L)		-\$352,411.03
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		\$29,744.33

**SELLER'S TRANSACTION**

<b>M. Due to Seller at Closing</b>		
01	Sale Price of Property	
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		
<b>Adjustments for Items Paid by Seller in Advance</b>		
09	City/Town Taxes to	
10	County Taxes to	
11	Assessments to	
12		
13		
14		
15		
16		
<b>N. Due from Seller at Closing</b>		
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	
09		
10		
11		
12		
13		
<b>Adjustments for Items Unpaid by Seller</b>		
14	City/Town Taxes to	
15	County Taxes to	
16	Assessments to	
17		
18		
19		
<b>CALCULATION</b>		
Total Due to Seller at Closing (M)		
Total Due from Seller at Closing (N)		
<b>Cash</b> <input type="checkbox"/> From <input type="checkbox"/> To Seller		

# 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 principal and interest overdue.

### 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

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	\$9,376.51	Estimated total amount over year 1 for your escrowed property costs; See attached page for additional information
Non-Escrowed Property Costs over Year 1	\$1,981.10	Estimated total amount over year 1 for your non-escrowed property costs; Difference for improved taxes, HOA Dues  You may have other property costs.
Initial Escrow Payment	\$2,076.48	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$852.41	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.



# Addendum to Closing Disclosure

This form is a continued statement of final loan terms and closing costs.

Settlement Agent



## Additional Information About This Loan

### Loan Disclosures

#### Escrow Account

Escrow		
Escrowed Property Costs over Year 1	\$9,376.51	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance, Mortgage Insurance</i>



# Texas Disclosure

Form T-64

*This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.*

Closing Information	Transaction Information
<b>Closing Disclosure</b> <b>Issued Date:</b> December 26, 2023 <b>Closing Date:</b> January 22, 2024 <b>GF #:</b> 2023 [REDACTED] <b>Sales Price:</b> \$372,000.00 <b>Loan Amount:</b> \$343,400.00	<b>Property:</b> [REDACTED] Austin, TX 78754  <b>Borrower(s):</b> [REDACTED] <b>Address(es):</b> [REDACTED]  <b>Seller(s):</b> [REDACTED] <b>Address(es):</b> [REDACTED]

Lender and Settlement Agent	
<b>Lender:</b> First Financial Bank, National Association <b>Address:</b> [REDACTED]	<b>Settlement Agent:</b> [REDACTED] <b>Address:</b> [REDACTED]

Title Insurance Premiums											
<p><i>If you are buying both an owner's policy and a loan policy, the title insurance premiums on this form might be different than the premiums on the Closing Disclosure. The owner's policy premium listed on the Closing Disclosure will probably be lower than on this form, and the loan policy premium will probably be higher. If you add the two policies' premiums on the Closing Disclosure together, however, the total should be the same as the total of the two premiums on this form.</i></p> <p><i>The premiums are different on the two forms because the Closing Disclosure is governed by federal law, while this form is governed by Texas law. The owner's policy and loan policy premiums are set by the Texas commissioner of insurance. When you buy both an owner's policy and a loan policy in the same transaction, you are charged the full premium for the owner's policy but receive a discount on the loan policy premium. Federal and Texas law differ on where the discount is shown. Texas law requires the discount to be reflected in the loan policy premium, while federal law requires the discount to be reflected in the owner's policy premium.</i></p>											
<b>Title Agent:</b> [REDACTED]  <b>Underwriter:</b> [REDACTED]	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;">Owner's Policy Premium</td> <td style="text-align: right;">\$2,265.00</td> </tr> <tr> <td>Loan Policy Premium</td> <td style="text-align: right;">\$100.00</td> </tr> <tr> <td>Endorsements</td> <td style="text-align: right;">\$180.75</td> </tr> <tr> <td colspan="2" style="text-align: center;">Other</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>TOTAL \$2,545.75</b></td> </tr> </table>	Owner's Policy Premium	\$2,265.00	Loan Policy Premium	\$100.00	Endorsements	\$180.75	Other		<b>TOTAL \$2,545.75</b>	
Owner's Policy Premium	\$2,265.00										
Loan Policy Premium	\$100.00										
Endorsements	\$180.75										
Other											
<b>TOTAL \$2,545.75</b>											
<p>Of this total amount: <u>\$381.86</u> (or <u>15%</u>) will be paid to the Underwriter; the Title Agent will retain <u>\$2,163.89</u> (or <u>85%</u>); and the remainder of the premium will be paid to other parties as follows:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">Amount (\$ or %)</th> <th style="width:30%;">To Whom</th> <th style="width:40%;">For Services</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Amount (\$ or %)	To Whom	For Services							
Amount (\$ or %)	To Whom	For Services									

Fees Paid to Settlement Agent
<p><i>Fees Paid to Settlement Agent on the Closing Disclosure include:</i></p>

# Texas Disclosure

Form T-64

This form provides additional disclosures and acknowledgements required in Texas. It is used with the federal Closing Disclosure form.

## Real Estate Commission Disbursement

Portions of the Real Estate Commissions disclosed on the Closing Disclosure will be disbursed to:

## Other Disclosures

Although not required, this section may be used to disclose individual recording charges included on Line 01 of Section E of the Closing Disclosure, or to disclose a breakdown of other charges that were combined on the Closing Disclosure:

Document Name	Recording Fee	Document Name	Recording Fee
Deed	\$42.00	Mortgage	\$102.00
Notice to Purchaser	\$38.00	Release	\$0.00
Closing Disclosure Charge Name	Included in Closing Disclosure Charge		
Title - Endorsements to Loan Policy	Tax deletion (LP & ICB), Not yet due/payable (LP & ICB), T36 Environmental Protect Lien, T17 PUD Endorsement, T19 Res. Endorsement, Survey Amendment (LP no chg)		
Title - Endorsements to Owner's Policy			

The Closing Disclosure was assembled from the best information available from other sources. The Settlement Agent cannot guarantee the accuracy of that information.

Tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others, or are estimates for current year. If there is any change for the current year, all necessary adjustments must be made directly between Seller and Borrower, if applicable.

I (We) acknowledge receiving this Texas Disclosure and the Closing Disclosure. I (We) authorize the Settlement Agent to make the expenditures and disbursements on the Closing Disclosure and I (we) approve those payments. If I am (we are) the Borrower(s), I (we) acknowledge receiving the Loan Funds, if applicable, in the amount on the Closing Disclosure.

[Redacted signature]

[Redacted signature]

[Redacted signature]

**Settlement Agent:**

[Redacted signature]

By

[Redacted signature]  
**Escrow Officer**