

United Wholesale Mortgage, LLC

585 South Blvd E Pontiac , MI 48341

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 6/21/2022
APPLICANTS Nancy Solorzano Ortiz
 656 West Hemlock Street
 Port Hueneme , CA 93041

PROPERTY 1311 W Poplar St
 Oxnard , CA 93033
SALE PRICE \$680,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed
LOAN TYPE Conventional FHA VA _____
LOAN ID # 1222357937
RATE LOCK NO YES, until 7/6/2022 at 5:00 PM EDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on at

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$380,000	NO
Interest Rate	5.25%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,125.99	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments				
Payment Calculation	Years 1 - 30			
Principal & Interest	\$2,125.99			
Mortgage Insurance	+ 0			
Estimated Escrow <i>Amount can increase over time</i>	+ 784			
Estimated Total Monthly Payment	\$2,910			
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	<table border="0"> <tr> <td>\$784 a month</td> <td> This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i> </td> <td> In escrow? YES YES </td> </tr> </table>	\$784 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	In escrow? YES YES
\$784 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	In escrow? YES YES		

Costs at Closing	
Estimated Closing Costs	\$15,246 Includes \$8,725 in Loan Costs + \$6,578 in Other Costs -\$57 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$265,246 Includes Closing Costs <i>See Calculating Cash to Close on page 2 for details.</i>

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.



Closing Cost Details

Loan Costs

A. Origination Charges	\$5,868
% of Loan Amount (Points)	
Originator Compensation	\$4,813
Underwriting Fee	\$1,055

B. Services You Cannot Shop For \$711

Appraisal Fee	\$525
Credit Report	\$68
Electronic Registration (MERS) Fee	\$25
Flood Certification	\$8
Tax Service	\$85

C. Services You Can Shop For \$2,146

Title - Courier/Wire/E-Mail Fee	\$45
Title - Document Prep	\$75
Title - Endorsement Fee	\$75
Title - Jobs Act Fee	\$225
Title - Messenger/Carrier Fee	\$35
Title - Mobile Notary Fee (Travel-Not Notarize)	\$200
Title - Premium for Lender's Coverage	\$841
Title - Recording Fee	\$25
Title - Settlement Or Closing Fee	\$575
Title - Sub Escrow Fee	\$50

D. TOTAL LOAN COSTS (A + B + C) \$8,725

Other Costs

E. Taxes and Other Government Fees	\$686
Recording Fees and Other Taxes	\$101
Transfer Taxes	\$585

F. Prepaids	\$1,398
Homeowner's Insurance Premium (12 months)	\$851
Mortgage Insurance Premium (months)	
Prepaid Interest (\$54.66 per day for 10 days @ 5.25%)	\$547
Property Taxes (months)	

G. Initial Escrow Payment at Closing \$4,494

Homeowner's Insurance	\$70.92 per month for 3 mo.	\$213
Mortgage Insurance	per month for mo.	
Property Taxes	\$713.54 per month for 6 mo.	\$4,281

H. Other

I. TOTAL OTHER COSTS (E + F + G + H) \$6,578

J. TOTAL CLOSING COSTS \$15,246

D + I	\$15,303
Lender Credits	-\$57

Calculating Cash to Close

Total Closing Costs (J)	\$15,246
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$300,000
Deposit	-\$50,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$265,246



Additional Information About This Loan

LENDER United Wholesale Mortgage, LLC
NMLS/CA LICENSE ID 3038
LOAN OFFICER
NMLS/CA LICENSE ID
EMAIL
PHONE (800) 981-889 8

MORTGAGE BROKER Mutual Home Mortgage, Inc.
NMLS/CA LICENSE ID 1501613
LOAN OFFICER Daniel Dobbs
NMLS/CA LICENSE ID 307631
EMAIL dan@mhmlans.com
PHONE (714) 738-144 4


Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$136,831 \$31,722	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	5.529%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	95.218%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

- Appraisal** 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** 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** If your payment is more than 15 days late, we will charge a late fee of 5% of your overdue payment of principal and interest.
- 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.
- Servicing** 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.


 Nancy Solorzano Ortiz
 06/22/22 10:12:14 AM PDT

Nancy Solorzano Ortiz

Date


 Antonio Solorzano Sr
 06/22/22 09:53:34 AM PDT

Antonio Solorzano Sr

Date



Addendum

APPLICANTS

Antonio Solorzano Sr
4511 Highland Avenue
Oxnard , CA 93033

