Uniform Closing Dataset (UCD) Specification

Issued by Fannie Mae and Freddie Mac

Appendix F: UCD Sample Use Case

Purchase/Fixed Rate

Document Version 1.1

February 24, 2015

In support of the
Integrated Mortgage Closing Disclosure under the
Real Estate Settlement Procedures Act (Regulation X)
and the Truth In Lending Act (Regulation Z)
Issued by the CONSUMER FINANCIAL PROTECTION BUREAU
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Revision History

Date	Version #	Descriptions
July 15, 2014	1.0	Initial version
February 24, 2015	1.1	• Updated information in 'Assumptions for the XML file creation' • Corrected value for 12.0.1 • Added row numbering for 15.6 and 15.6.1 • Removed Loan Acceptance statement in 22.1

I. Introduction

In conjunction with the UCD, the GSEs have published four sample use cases called, *Appendix F: UCD Sample Use Cases*, to serve as examples of how the Closing Disclosure may be populated for specific business transactions. Additionally, each use case in *Appendix F* has a corresponding sample XML file in *Appendix G: UCD Sample XML Files*.

Each field on the sample use cases in *Appendix F* contains a 'red' number that can be used to identify the corresponding MISMO data point(s) and definitions provided in *Appendix B: Closing Disclosure Mapping to the MISMO v3.3 Reference Model*.

Because the Closing Disclosure is a dynamic form with varying required data points based on the loan or transaction characteristics, each use case illustrates a unique business transaction (e.g., Purchase/Fixed, Purchase/ARM, Non-Seller/Fixed, Non-Seller/ARM). In certain cases where values are dependent on lender calculations such as in the Loan Calculations section on p.5, a plug value (e.g. $1 or 1%) has been reflected. The use cases in *Appendix F* were created solely by the GSEs to assist in understanding the UCD and are not samples promulgated by the CFPB.

II. Using this Reference

A. Text Color Legend

1. **Black**: Text that appears on Exhibit H-25(A) is shown in black font.
2. **Red**: Form reference numbers.
3. **Blue**: Used if the inclusion of a particular data section, block, or detail depends on the type of loan product (e.g., in the Contact information such as; "Mortgage Broker" and "Real Estate Broker (listing)" and "Real Estate Broker (selling)"
4. **Green**: Clarifies the type of data and value that must be provided (e.g., "*$*" and "*%*") or when data must be provided (e.g., "*or*" and "*(Complete if yes)*".

All non-black text should be used for reference only and is not to be considered part of the regulatory requirements.

B. Form Reference Number Format

The reference numbers increase chronologically by logical form section, generally moving from left to right and then down the form.   The numbers have the following format, where "*n*" is a sequential number:

1. *n*.0 - Identifies a form section. These are the highest level numbers on the form. For transactions with sellers, there can be up to 24 form sections, depending on the loan product (1.0 –24.0).
2. *n.m* – Identifies a block of data (*m*) within a form section (*n*). For example, in Section 1.0, there are 7 blocks of data (1.1 – 1.7).
3. *n.m.o* – Identifies additional details (*o*) about a block of data (*m*) within a form section (*n*). For example, in Section 4.1, up to three additional sets of details can be provided about 4.1-Loan Amount: 4.1.1-the loan amount in dollars, 4.1.2-an indicator of whether the loan amount can increase, and 4.1.3-if the loan amount can increase details about how that could occur.

C. Identical Values Required in More than one Form Location

1. In several instances, an identical value appears in more than one location on the Closing Disclosure. While identical values generally are mapped using the same data points and xPaths (and only have one instance in the XML file), there are instances where a value may be mapped using different xPaths (e.g. using document-specific containers vs. containers such as FEE, LOAN_DETAIL, etc.) depending on its location on the form. The endnotes at the back of this Use Case highlight identical values that have multiple mappings.
2. In the case of the Summaries of Transactions table (Sections 11.0 – 16.0), there are several values from the "BORROWER's TRANSACTION" side that by regulation should be equal to corresponding values on the "SELLER's TRANSACTION" side. These values are mapped separately and sent twice in the XML file because they are structured within the XML file to be associated with each side of table. These are noted as cross references in the Cross Reference Table.

D. Calculated Values

Throughout the form, the reported values for two or more data points may be operated on mathematically to yield the value for yet another data point – for example, subtotals are combined to equal totals. Although these values are functionally equivalent, they are usually sent as unique data points in the transmitted XML file.

E. Indicating Zeroes or Blanks

As a general rule, when a given entry is not applicable for the Closing Disclosure, the amount field is to be left blank. Only those cases where a "zero" should be entered are noted on this form.

F. Assumptions for the XML file creation

- The following GSE Required data points are needed for the XML file creation but the values are not calculated using information in this Use Case, rather they are plug numbers for illustrative purposes only.
    - AbilityToRepayMethodType = General
    - AveragePrimeOfferRatePercent = 3.5%
    - LoanPriceQuoteInterestRatePercent = 1%
    - RegulationZExcludedBonaFideDiscountPointsPercent = .25%
    - RegulationZExcludedBonaFideDiscountPointsIndicator = true
    - RegulationZTotalAffiliateFeesAmount = $150
    - RegulationZTotalLoanAmount = $140,000
    - RegulationZTotalPointsAndFeesAmount = $4,000

- Additional information for the XML file includes:
    - CurrentRateSetDate = 4/1/2013
    - LicenseIssuingAuthorityStateCode= ST
    - LicenseAuthorityLevelType = PublicState
    - LicenseIssuingAuthorityName = StateAuthority
    - LicenseIssueDate= 1/1/2000
    - LoanIdentifierType = MERS_MIN
    - LoanIdentifier (for MERS_MIN) = 112233445566778899

- One fee has been designated as an 'affiliate' provider fee. This includes:
    - Pest Inspection Fee

- The sales contract designates a value for Real Property of $180,000, and a value for Personal Property of $5,000
- The Escrow Aggregate Adjustment calculation assumes a $200 cushion
- No personal property is being pledged as collateral for the loan
- The Loan Calculations values on p.5 of this Use Case (i.e. Total of Payments, Finance Charge, Amount Financed, Annual Percentage Rate (APR) and Total Interest Percentage (TIP)) are not calculated using information in this Use Case and are plug numbers for illustrative purposes only.

III. Disclaimer

The attached sample Use Case captures the UCD workgroup's collective efforts to develop a complete and accurate representation of the data required by the CFPB's Integrate Mortgage Disclosures regulation for this sample loan transaction. The amounts reflected in this sample Use Case are for illustrative purposes only and are not meant to indicate a standard or customary charge for any particular cost, insurance or fee in every jurisdiction. The loan characteristics shown are for demonstration of the resulting effect on the required sections, calculations and disclosures and are not meant to imply that such loans are eligible for delivery to Fannie Mae or Freddie Mac. While every caution has been taken to illustrate all calculations accurately given a detailed review of the Integrated Disclosures Regulation, we do not provide any warranty or make any guarantee concerning the utility, completeness or accuracy of the document.

0.1 **Closing Disclosure**

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

1.0 Closing Information

1.1	**Date Issued**	4/07/2013
1.2	**Closing Date**	4/15/2013
1.3	**Disbursement Date**	4/15/2013
1.4	**Settlement Agent**	Epsilon Title Company
1.5	**File #**	12-3456
1.6	**Property**	456 Somewhere Ave.
		Anytown, ST 12345
1.7	**Sale Price**	$180,000

2.0 Transaction Information

2.1	**Borrower**	Michael Jones & Mary Stone
		123 Anywhere Street
		Anytown, ST 12345
2.2	**Seller**	Steve Cole and Amy Doe
		321 Somewhere Drive
		Anytown, ST 12345
2.3	**Lender**	Ficus Bank

3.0 Loan Information

3.1	**Loan Term**	30 Years
3.2	**Purpose**	Purchase
3.3	**Product**	Fixed Rate
3.4	**Loan Type**	☑ Conventional ☐ FHA ☐ VA ☐ _____
3.5	**Loan ID #**	123456789
3.6	**MIC #**	

Loan Terms

4.0			Can this amount increase after closing?	
4.1	**Loan Amount**	4.1.1 **$144,000**	4.1.2 **NO**	4.1.3
4.2	**Interest Rate**	4.2.1 **3.875%**	4.2.2 **NO**	4.2.3
4.3	**Monthly Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 **$677.14**	4.3.2 **NO**	4.3.3
			Does the loan have these features?	
4.4	**Prepayment Penalty**		4.4.2 **NO**	4.4.3
4.5	**Balloon Payment**		4.5.2 **NO**	4.5.3

Projected Payments

5.0	
5.1 **Payment Calculation**	5.1.1 **Years 1 – 30**
5.2 **Principal & Interest**	5.2.1 **$677.14**
5.3 **Mortgage Insurance**	5.3.1 + **$0**
5.4 **Estimated Escrow** *Amount can increase over time*	5.4.1 + **$255.83**
5.5 **Estimated Total Monthly Payment**	5.5.1 **$932.97**

5.6 **Estimated Taxes, Insurance & Assessments** *Amount can increase over time* *See page 4 for details*	5.6.1 **$405.83** 5.6.2 **a month**	This estimate includes 5.6.3 ☑ Property Taxes 5.6.4 ☑ Homeowners Insurance 5.6.5 ☑ Other: **Homeowner's Association Dues**	In escrow? **YES** **YES** **NO**

See Escrow Account on page 4 for details. You must pay for other property costs separately.

Costs at Closing

6.0		
6.1 **Closing Costs**	6.1.1 **$8,574.29**	Includes 6.1.2 **$4,325.50** in Loan Costs + 6.1.3 **$4,248.79** in Other Costs – 6.1.4 **$0** in Lender Credits. *See page 2 for details.*
6.2 **Cash to Close**	6.2.1 **$17,819.29**	Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*

Closing Cost Details

Loan Costs 7.0	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
7.1 A. Origination Charges	7.1.1 **$1,160.00**				
01 7.2.1 0.25% 7.2 of Loan Amount (Points)	7.2.2 **$360.00**	7.2.3	7.2.4	7.2.5	7.2.6
02 7.3 Application Fee 7.3.1	7.3.2 **$300.00**	7.3.3	7.3.4	7.3.5	7.3.6
03 Manual Underwriting Fee	**$500.00**				
04					
05					
06					
07					
08					
7.4 B. Services Borrower Did Not Shop For	7.4.1 **$280.00**				
01 7.5 Appraisal Field Review Fee 7.5.1 to John Smith Appraisers Inc.	7.5.2	7.5.3	7.5.4	7.5.5	7.5.6 **$405.00 (L)**
02 Credit Report Fee to Information, Inc.		**$40.00**			
03 Flood Certification Fee to Info Co.	**$90.00**				
04 Property Tax Status Research Fee to Property Research Inc.	**$150.00**				
05					
06					
07					
08					
09					
10					
7.6 C. Services Borrower Did Shop For	7.6.1 **$2,885.50**				
01 7.7 Pest Inspection Fee 7.7.1 to Pests Co.	7.7.2 **$150.00**	7.7.3	7.7.4	7.7.5	7.7.6
02 Survey Fee to Surveys Co.	**$285.50**				
03 Title – Examination Fee to Epsilon Title Co.	**$650.00**				
04 Title – Insurance Binder Fee to Epsilon Title Co.	**$500.00**				
05 Title – Lenders Coverage Premium to Epsilon Title Co.	**$500.00**				
06 Title – Title Endorsement Fee to Epsilon Title Co.	**$800.00**				
07					
08					
7.8 D. TOTAL LOAN COSTS (Borrower-Paid)	7.8.1 **$4,325.50**				
7.9 Loan Cost Subtotals (A + B + C)	7.9.2 **$4,285.50**	7.9.3 **$40.00**			

Other Costs 8.0	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
8.1 E. Taxes and Other Government Fees	8.1.1 **$130.00**				
01 8.2 Recording Fees 8.2 Deed: 8.2.1 $40.00 8.2 Mortgage: 8.2.1 $90.00	8.2.2 **$130.00**	8.2.3	8.2.4	8.2.5	8.2.6
02 8.3 Transfer taxes to 8.3.1 Any State	8.3.2	8.3.3	8.3.4 **$950.00**	8.3.5	8.3.6
8.4 F. Prepaids	8.4.1 **$2,312.96**				
01 8.5 Homeowner's Insurance Premium 8.5.1 (12 mo.) to Insurance Co.	8.5.2 **$1,209.96**	8.5.3	8.5.4	8.5.5	8.5.6
02 8.6 Mortgage Insurance Premium 8.6.1 to	8.6.2	8.6.3	8.6.4	8.6.5	8.6.6
03 8.7 Prepaid Interest 8.7.1 ($15.50 per day from 4/15/13 to 5/1/13)	8.7.2 **$248.00**	8.7.3	8.7.4	8.7.5	8.7.6
04 8.8 Property Taxes 8.8.1 (5 mo.) to Any City USA	8.8.2 **$375.00**	8.8.3	8.8.4	8.8.5	8.8.6
05 8.9 Property Taxes 8.9.1 (6 mo.) to Any County USA	8.9.2 **$480.00**	8.9.3	8.9.4	8.9.5	8.9.6
8.10 G. Initial Escrow Payment at Closing	8.10.1 **$455.83**				
01 8.11 Homeowner's Insurance 8.11.1 ($100.83 per month for 2 mo.)	8.11.2 **$201.66**		8.11.4		8.11.6
02 8.12 Mortgage Insurance 8.12.1 (__per month for __mo.)	8.12.2		8.12.4		8.12.6
03 8.13 Property Taxes 8.13.1 ($75.00 per month for 2 mo.)	8.13.2 **$150.00**		8.13.4		8.13.6
04 8.14 Property Taxes 8.14.1 ($80.00 per month for 3 mo.)	8.14.2 **$240.00**		8.14.4		8.14.6
05					
06 8.15 Aggregate Adjustment	8.15.2 **-$135.83**				
8.16 H. Other	8.16.1 **$ 1,350.00**				
01 8.17 HOA Special Assessment 8.17.1 to HOA Acre Inc.	8.17.2 **$650.00**	8.17.3	8.17.4	8.17.5	8.17.6
02 Home Inspection Fee to Engineers Inc.				**$750.00**	
03 Home Warranty Fee to XYZ Warranty Inc.			**$450.00**		
04 Real Estate Commission Seller's Broker to Alpha Real Estate Broker			**$5,400.00**		
05 Real Estate Commission Buyer's Broker to Omega Real Estate Broker			**$5,400.00**		
06 Title – Owners Coverage Premium (optional) to Epsilon Title Co.	**$700.00**				
07					
08					
8.18 I. TOTAL OTHER COSTS (Borrower-Paid)	8.18.1 **$4,248.79**				
8.19 Other Costs Subtotals (E + F + G + H)	8.19.2 **$4,248.79**	8.19.3			

	Borrower-Paid		Seller-Paid		Paid by Others
9.1 J. TOTAL CLOSING COSTS (Borrower-Paid)	9.1.1 **$8,574.29**				
9.2 Closing Costs Subtotals (D + I)	9.2.2 **$8,534.29**	9.2.3 **$40.00**	9.2.4 **$12,200.00**	9.2.5 **$750.00**	9.2.6 **$405.00**
9.3 Lender Credits 9.3.1	9.3.2				

Calculating Cash to Close

10.0 Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
10.1 Total Closing Costs (J)	10.1.1 $8,054.00	10.1.2 $8,574.29	10.1.3 **YES** 10.1.4 ● See **Total Loan Costs (D)** and **Total Other Costs (I)**
10.2 Closing Costs Paid Before Closing	10.2.1 $0	10.2.2 -$ 40.00	10.2.3 **YES** 10.2.4 ●You paid these Closing Costs **before closing**
10.3 Closing Costs Financed (Paid from your Loan Amount)	10.3.1 $0	10.3.2 $0	10.3.3 **NO** 10.3.4
10.4 Down Payment/Funds from Borrower	10.4.1 $41,000.00	10.4.2 $41,000.00	10.4.3 **NO** 10.4.4
10.5 Deposit	10.5.1 -$10,000.00	10.5.2 -$10,000.00	10.5.3 **NO** 10.5.4
10.6 Funds for Borrower	10.6.1 $0	10.6.2 $0	10.6.3 **NO** 10.6.4
10.7 Seller Credits	10.7.1 $0	10.7.2 -$2,500.00	10.7.3 **YES** 10.7.4 ● See Seller Credits in **Section L**
10.8 Adjustments and Other Credits	10.8.1 $0	10.8.2 -$19,215.00	10.8.3 **YES** 10.8.4 ● See details in **Sections K & L**
10.9 **Cash to Close**	10.9.1 $39,054.00	10.9.2 $17,819.29	

Summaries of Transactions

(11.0 – 16.0) Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION			SELLER'S TRANSACTION		
11.0 **K. Due from Borrower at Closing**	11.0.1	$193,609.29	14.0 **M. Due to Seller at Closing**	14.0.1	$185,075.00
01 11.1 Sale Price of Property	11.1.1	$180,000.00	01 14.1 Sale Price of Property	14.1.1	$180,000.00
02 11.2 Sale Price of Personal Property Included in Sale	11.2.1	$5,000.00	02 14.2 Sale Price of Personal Property Included in Sale	14.2.1	$5,000.00
03 11.3 Closing Costs Paid at Closing (J)	11.3.1	$8,534.29	03 14.3	14.3.1	
04 11.4	11.4.1		04		
11.5 **Adjustments**	11.5.1		05		
05			06		
06			07		
07			08		
Adjustments for Items Paid by Seller in Advance			**Adjustments for Items Paid by Seller in Advance**		
08 11.6 City/Town Taxes __ to __	11.6.1		09 14.4 City/Town Taxes __ to __	14.4.1	
09 11.7 County Taxes __ to __	11.7.1		10 14.5 County Taxes __ to __	14.5.1	
10 11.8 Assessments __ to __	11.8.1		11 14.6 Assessments __ to __	14.6.1	
11 11.9 HOA Dues 4/15/13 to 4/30/13	11.9.1	$75.00	12 14.7 HOA Dues 4/15/13 to 4/30/13	14.7.1	$75.00
12			13		
13			14.		
12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	12.0.1	$175,790.00	15.0 **N. Due from Seller at Closing**	15.0.1	$140,240.00
01 12.1 Deposit	12.1.1	$10,000.00	01 15.1 Excess Deposit	15.1.1	
02 12.2 Loan Amount	12.2.1	$144,000.00	02 15.2 Closing Costs Paid at Closing (J)	15.2.1	$12,200.00
03 12.3 Existing Loan(s) Assumed or Taken Subject to	12.3.1		03 15.3 Existing Loan(s) Assumed or Taken Subject to	15.3.1	
04 12.4	12.4.1		04 15.4 Payoff of First Mortgage Loan	15.4.1	$100,000.00
05 12.4 Second Loan (Principal Balance $19,000)	12.4.1	$18,000.00	05 15.5 Payoff of Second Mortgage Loan	15.5.1	$25,000.00
06 12.5 Seller Credit	12.5.1	$2,500.00	15.6	15.6.1	
12.6 **Other Credits**	12.6.1		06		
07 Rebate from Epsilon Title Co.		$750.00	07		
			08 15.7 Seller Credit	15.7.1	$2,500.00
12.7 **Adjustments**	12.7.1		09 15.8	15.8.1	
08			10		
09			11		
10			12		
11			13		
Adjustments for Items Unpaid by Seller			**Adjustments for Items Unpaid by Seller**		
12 12.8 City/Town Taxes 12/15/12 to 4/14/13	12.8.1	$300.00	14 15.9 City/Town Taxes 12/15/12 to 4/14/13	15.9.1	$300.00
13 12.9 County Taxes 1/15/13 to 4/14/13	12.9.1	$240.00	15 15.10 County Taxes 1/15/13 to 4/14/13	15.10.1	$240.00
14 12.10 Assessments __ to __	12.10.1		16 15.11 Assessments __ to __	15.11.1	
15 12.11	12.11.1		17 15.12	15.12.1	
16			18		
13.0 **CALCULATION**			16.0 **CALCULATION**		
13.1 Total Due from Borrower at Closing (K)	13.1.1	$193,609.29	16.1 Total Due to Seller at Closing (M)	16.1.1	$185,075.00
13.2 Total Paid Already by or on behalf of Borrower at Closing (L)	13.2.1	-$175,790.00	16.2 Total Due from Seller at Closing (N)	16.2.1	-$140,240.00
13.3 **Cash to Close** ☑From ☐To Borrower	13.3.1	$17,819.29	16.3 **Cash to Close** ☐From ☑To Seller	16.3.1	$44,835.00

Additional Information About This Loan

Loan Disclosures 17.0

17.1 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.

17.2 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.

17.3 Late Payment

If your payment is more than **10** days late, your lender will charge a late fee of *5% of the monthly principal and interest payment.*

17.4 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.

17.5 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.

17.6 Security Interest

You are granting a security interest in
456 Somewhere Ave, Anytown, ST 12345

You may lose this property if you do not make your payments or Satisfy other obligations for this loan.

18.0 Escrow Account

For now, your loan

18.1 ☑ 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	18.2 **$3,069.96**	Estimated total amount over year 1 for your escrowed property costs: 18.2.1 *Homeowner's Insurance, Property Taxes*
Non-Escrowed Property Costs over Year 1	18.3 **$1,800.00**	Estimated total amount over year 1 for your non-escrowed property costs: 18.3.1 *Homeowner's Association Dues* You may have other property costs.
Initial Escrow Payment	18.4 **$455.83**	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	18.5 **$255.83**	The amount included in your total monthly payment.

18.1, cont'd
☐ 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	18.6	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	18.7	

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 21.0

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	21.1	$1
Finance Charge. The dollar amount the loan will cost you.	21.2	$1
Amount Financed. The loan amount available after paying your upfront finance charge.	21.3	$1
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	21.4	1%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of you loan amount.	21.5	1%

Amounts in the table above have intentionally been represented as a value of 1 because calculation assumptions are lender and product specific

? **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 22.0

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.

22.1 **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.

Loan Acceptance
You do not have to accept this loan because you have received this form or signed a loan application.

Refinance
Refinancing the 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 23.0

	Lender 23.0.1	Mortgage Broker 23.0.2	Real Estate Broker (B) 23.0.3	Real Estate Broker (S) 23.0.4	Settlement Agent 23.0.5
23.1 **Name**	23.1.1 **Ficus Bank**	23.1.2	23.1.3 **Omega Real Estate Broker Inc.**	23.1.4 **Alpha Real Estate Broker Inc.**	23.1.5 **Epsilon Title Company**
23.2 **Address**	23.2.1 **4321 Random Blvd. Somecity, ST 12340**	23.2.2	23.2.3 **789 Local Lane Sometown, ST 12345**	23.2.4 **987 Suburb Ct. Someplace, ST 12340**	23.2.5 **123 Commerce Pl. Somecity, ST 12344**
23.3 **NMLS ID**	23.3.1 **111111**	23.3.2			
23.4 State Code + **License ID**		23.4.2	23.4.3 **ST765416**	23.4.4 **ST61456**	23.4.5 **ST61616**
23.5 **Contact**	23.5.1 **Joe Smith**	23.5.2	23.5.3 **Samuel Green**	23.5.4 **Joseph Cain**	23.5.5 **Sarah Arnold**
23.6 **Contact NMLS ID**	23.6.1 **12345**	23.6.2			
23.7 **Contact** State Code + **License ID**		23.7.2	23.7.3 **ST16415**	23.7.4 **ST52461**	23.7.5 **ST1345**
23.8 **Email**	23.8.1 **joe_smith@ficusbank .com**	23.8.2	23.8.3 **sam@omegare.biz**	23.8.4 **joe@alphare.biz**	23.8.5 **sarah@epsilontitle.com**
23.9 **Phone**	23.9.1 **123-456-7890**	23.9.2	23.9.3 **123-555-1717**	23.9.4 **321-555-7171**	23.9.5 **987-555-4321**

Confirm Receipt 24.0

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.

24.1 Applicant Signature   24.2 Date

24.1 Co-Applicant Signature   24.2 Date

Endnotes—Cross Reference Table for Closing Disclosure Reference Numbers

Form Reference Number	Cross Reference	Cross Reference	Calculation	Identical Form Values with Multiple Mappings
1.4	23.1.5			
1.6	17.6			
1.7	11.1.1	14.1.1		
2.3	23.1.1			
4.1.1	12.2.1			
4.3	5.5	5.6.2		4.3 - mapped to ...LOANS/LOAN/PAYMENT/PAYMENT_RULE 5.5 and 5.6.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT
4.3.1	5.2.1			4.3.1 – mapped to ...LOANS/LOAN/PAYMENT/PAYMENT_RULE 5.2.1 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT
5.2.1	4.3.1			4.3.1 – mapped to ...LOANS/LOAN/PAYMENT/PAYMENT_RULE 5.2.1 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT
5.4.1	18.5			
5.5	4.3	5.6.2		4.3 - mapped to ...LOANS/LOAN/PAYMENT/PAYMENT_RULE 5.5 and 5.6.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT
5.6.2	4.3	5.5		4.3 - mapped to ...LOANS/LOAN/PAYMENT/PAYMENT_RULE 5.5 and 5.6.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT
5.6.3 | 5.6.4	18.2.1			5.6.3 | 5.6.4 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/ESTIMATED_PROPERTY_COST/ESTIMATED_PROPERTY_COST_COMPONENTS/ESTIMATED_PROPERTY_COST_COMPONENT 18.2.1 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL
5.6.5	18.3.1			5.6.5 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/ESTIMATED_PROPERTY_COST/ESTIMATED_PROPERTY_COST_COMPONENTS/ESTIMATED_PROPERTY_COST_COMPONENT 18.3.1 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL
6.1.1	9.1.1	10.1.2		9.1.1 and 6.1.1 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL 10.1.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM
6.1.2	7.8.1			
6.1.3	8.18.1			
6.1.4	9.3.2			

Form Reference Number	Cross Reference	Cross Reference	Calculation	Identical Form Values with Multiple Mappings
6.2.1	10.9.2	13.3.1		6.2.1 and 13.3.1 - mapped to ...LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL 10.9.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM
7.1.1			7.2.2 + 7.2.3 + 7.3.2 + 7.3.3	
7.3 or 7.5	18.7			
7.4.1			7.5.2 + 7.5.3	
7.6.1			7.7.2 + 7.7.3	
7.8.1	6.1.2		7.9.2 + 7.9.3	
7.9.2			7.2.2 + 7.3.2 + 7.5.2 + 7.7.2	
7.9.3			7.2.3 + 7.3.3 + 7.5.3 + 7.7.3	
8.1.1			8.2.2 + 8.3.2 + 8.2.3 + 8.3.3	
8.4.1			Sum of (8.5.2 through 8.9.2) + (8.5.3 through 8.9.3)	
8.10.1	18.4		Sum of (8.11.2 through 8.15.2)	
8.16.1			Sum of 8.17.2 + 8.17.3	
8.18.1			8.19.2 + 8.19.3	
8.19.2			Sum of (8.2.2 + 8.3.2) + (8.5.2 through 8.9.2) + (8.11.2 through 8.15.2) + 8.17.2	
8.19.3			Sum of (8.2.3 + 8.3.3) + (8.5.3 through 8.9.3) + 8.17.3	
9.1.1	6.1.1	10.1.2	7.8.1 + 8.18.1	9.1.1 and 6.1.1 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL 10.1.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM
9.2.2	11.3.1		7.9.2 + 8.19.2	
9.2.3	10.2.2		7.9.3 + 8.19.3	9.2.3 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT 10.2.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM
9.2.4	15.2.1		Sum of (7.2.4 + 7.3.4 + 7.5.4 + 7.7.4) + (8.2.4 + 8.3.4) + (8.5.4 through 8.9.4) + (8.11.4 through 8.14.4) + 8.17.4	
9.2.5			Sum of (7.2.5 + 7.3.5 + 7.5.5 + 7.7.5) + (8.2.5 + 8.3.5) + (8.5.5 through 8.9.5) + 8.17.5	
9.2.6			Sum of (7.2.6 + 7.3.6 + 7.5.6 + 7.7.6) + (8.2.6 + 8.3.6) + (8.5.6 through 8.9.6) + (8.11.6 through 8.14.6) + 8.17.6	
9.3.2	6.1.4			
10.1.2	6.1.1	9.1.1		9.1.1 and 6.1.1 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL 10.1.2 - mapped to ......DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM
10.2.2	9.2.3			9.2.3 mapped to

Form Reference Number	Cross Reference	Cross Reference	Calculation	Identical Form Values with Multiple Mappings
				...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT 10.2.2 mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM
10.5.2	12.1.1			10.5.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM 12.1.1 - mapped to ...LOANS/LOAN/CLOSING_INFORMATION/CLOSING_COST_FUNDS/CLOSING_COST_FUND
10.7.2	12.5.1	15.7.1		10.7.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM 12.5.1 AND 15.7.1 - mapped to ...LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL
10.8.2			(Sum of 12.6.1 through 12.11.1) less (sum of 11.5.1 through 11.9.1)	
10.9.2	6.2.1	13.3.1		6.2.1 and 13.3.1 - mapped to ...LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL 10.9.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM
11.0.1	13.1.1		Sum of 11.1.1 through 11.9.1	
11.1.1	14.1.1	1.7		
11.2.1	14.2.1			
11.3.1	9.2.2			
11.6.1	14.4.1			
11.7.1	14.5.1			
11.8.1	14.6.1			
12.0.1	13.2.1		Sum of 12.1.1 through 12.11.1	
12.1.1	10.5.2			10.5.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM 12.1.1 - mapped to ...LOANS/LOAN/CLOSING_INFORMATION/CLOSING_COST_FUNDS/CLOSING_COST_FUND
12.2 | 12.2.1	4.1.1			
12.5.1	10.7.2	15.7.1		10.7.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM 12.5.1 AND 15.7.1 - mapped to ...LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL
12.8.1	15.9.1			
12.9.1	15.10.1			
12.10.1	15.11.1			
13.3.1	6.2.1	10.9.2	11.0.1 less 12.0.1 which is equal to 13.1.1 less 13.2.1	6.2.1 and 13.3.1 - mapped to ...LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL 10.9.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM
14.0.1	16.1.1		Sum of 14.1.1 through 14.7.1	
14.1.1	11.1.1			
14.2.1	11.2.1			
14.4.1	11.6.1			
14.5.1	11.7.1			

Form Reference Number	Cross Reference	Cross Reference	Calculation	Identical Form Values with Multiple Mappings
14.6.1	11.8.1			
15.0.1	16.2.1		Sum of 15.1.1 through 15.12.1	
15.2.1	9.2.4			
15.7.1	10.7.2	12.5.1		10.7.2 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM 12.5.1 AND 15.7.1 - mapped to ...LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL
15.9.1	12.8.1			
15.10.1	12.9.1			
15.11.1	12.10.1			
16.1.1	14.0.1			
16.2.1	15.0.1			
16.3.1			14.0.1 less 15.0.1 which is equal to 16.1.1 less 16.2.1	
17.6	1.6			
18.2			5.4.1($/mo.) x 12 (mos.) *for escrowed items*	
18.2.1	5.6.3 | 5.6.4			5.6.3 | 5.6.4 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/ESTIMATED_PROPERTY_COST/ESTIMATED_PROPERTY_COST_COMPONENTS/ESTIMATED_PROPERTY_COST_COMPONENT 18.2.1 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL
18.3			5.6.1($/mo.) x 12 (mos.) *for non-escrowed items* *Or* 5.6.1 less (-) 5.4.1	
18.3.1	5.6.5			5.6.5 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/ESTIMATED_PROPERTY_COST/ESTIMATED_PROPERTY_COST_COMPONENTS/ESTIMATED_PROPERTY_COST_COMPONENT 18.3.1 - mapped to ...DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL
18.4	8.10.1			
18.5	5.4.1			
18.6			5.6.1($/mo.) x 12 (mos.)	
18.7	7.3 or 7.5			
19.1	4.3.3	5.2.3		
23.1.1	2.3			
23.1.5	1.4			