

Mortgage + Care

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Please contact us at (800)481-2708 or www.mortcare.com for a list of mergeable documents.*

Mortgage loan summary and disbursement instructions

«f80»	«f81» «f82», «f83»
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I. SUMMARY OF LOAN TERMS

PRINCIPAL AMOUNT	\$	«f20»
ESTIMATED DEDUCTIONS FROM PRINCIPAL AMOUNT		
1. Costs and Expenses (See Paragraph III-A)	\$	«f127»
2.* Origination Fee (See Paragraph III-B)	\$	«f34»
3. Lender Origination Fee/Discounts (See Paragraph III-B)	\$	
4. Additional compensation will/may be received from lender not deducted from loan proceeds. <u> </u> YES \$ <u> </u> (if known) <u> </u> NO		
5. Amount to be Paid on Authorization of Borrower (See Paragraph III-C)	\$	«f128»
C. ESTIMATED CASH PAYABLE TO BORROWER (A LESS B)	\$	«f130»

II. GENERAL INFORMATION ABOUT LOAN

- A. If this loan is made, borrower will be required to pay the principal and interest at «f22»% per year, payable as follows:
«f263» (number of payments) «f1» (monthly, quarterly, annual) payments of \$«f24» and a FINAL BALLOON payment of \$«f25» to pay off the loan in full.

NOTICE TO BORROWER: IF YOU DO NOT HAVE THE FUNDS TO PAY THE BALLOON PAYMENT WHEN IT COMES DUE, YOU MAY HAVE TO OBTAIN A NEW LOAN AGAINST YOUR PROPERTY TO MAKE THE BALLOON PAYMENT. IN THAT CASE, YOU MAY AGAIN HAVE TO PAY COMMISSIONS, FEES AND EXPENSES FOR THE ARRANGING OF THE NEW LOAN. IN ADDITION, IF YOU ARE UNABLE TO MAKE THE MONTHLY PAYMENTS OR THE BALLOON PAYMENT, YOU MAY LOSE THE PROPERTY AND ALL OF YOUR EQUITY THROUGH FORECLOSURE. KEEP THIS IN MIND IN DECIDING UPON THE AMOUNT AND TERMS OF THIS LOAN.

- B. This loan will be evidenced by a promissory note and secured by a deed of trust on property identified as (street address or legal description):

«f18»

«f19»

- C. 1. Liens presently against this property (do not include loan being applied for):

Nature of Lien	Priority	Lienholder's Name	Amount Owing
«f135»	«f139»	«f143»	«f147»
«f136»	«f140»	«f144»	«f148»
«f137»	«f141»	«f145»	«f149»
«f138»	«f142»	«f146»	«f150»

2. Liens that will remain against this property after the loan being applied for is made or arranged (include loan being applied for):

Nature of Lien	Priority	Lienholder's Name	Amount Owing
Deed of Trust	«f65»	This Loan	«f20»
«f151»	«f177»	«f181»	«f185»
«f152»	«f178»	«f182»	«f186»
«f153»	«f179»	«f183»	«f187»

NOTICE TO BORROWER: Be sure that you state the amount of all liens as accurately as possible. If you contract with the broker to arrange this loan, but it cannot be arranged because you did not state these liens correctly, you may be liable to pay commissions, fees and expenses even though you do not obtain the loan.

- D. If borrower pays all or part of the loan principal before it is due, a PREPAYMENT PENALTY computed as follows may be charged:

«f195» «f196» «f197» «f198» «f199»

- E. Late Charges: YES, see loan documents NO

- F. The purchase of credit life and/or credit disability insurance by a borrower is not required as a condition of making this loan.

III. DEDUCTIONS FROM LOAN PROCEEDS

A. Estimated Maximum Costs and Expenses of Arranging the Loan to be Paid Out of Loan Principal

		PAYABLE TO	<u>Broker</u>	<u>Others</u>
1.	Appraisal fee		«f93»	«f94»
2.	Disbursement fee		«f95»	«f96»
3.	Title insurance policy		«f97»	«f98»
4.	Notary fees		«f99»	«f100»
5.	Recording fees		«f101»	«f102»
6.	Credit investigation fees		«f103»	«f104»
7.	Other costs and expenses: «f111»		«f109»	«f110»
			_____	_____

Total Costs and Expenses \$ _____ «f127»

*B. Compensation

- 1. Brokerage Commission/Origination Fee «f374» \$ _____ «f34»
- 2. Lender Origination Fee/Discounts \$ _____

C. Estimated Payment to Made Out of Loan Principal on Authorization of Borrower

		PAYABLE TO	<u>Broker</u>	<u>Others</u>
1.	Fire or other hazard insurance premiums		«f112»	«f113»
2.	Credit life or disability insurance premiums (See Paragraph II-E)		«f114»	«f115»
3.	Beneficiary statement fees		«f120»	«f121»
4.	Reconveyance and similar fees		«f122»	«f123»
5.	Discharge of existing liens against property		_____	«f260»
6.	Other: «f124»		«f125»	«f126»
			_____	_____

Total to be Paid on Authorization of Borrower \$ _____ «f128»

- This loan will be made wholly or in part from lender-controlled funds

NOTICE TO BORROWER

DO NOT SIGN THIS STATEMENT UNTIL YOU HAVE READ AND UNDERSTAND ALL OF THE INFORMATION IN IT. ALL PARTS OF THE FORM MUST BE COMPLETED BEFORE YOU SIGN.

Borrower hereby acknowledges the receipt of a copy of this statement. Dated _____

Borrower «f5» «f6» «f7»

Borrower «f10» «f11» «f12»