

# 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** 12/30/2022  
**Closing Date** 12/30/2022  
**Disbursement Date** 12/30/2022  
**Settlement Agent** Lennar Title  
**File #** 115829-005060-IL  
**Property** 1547 Wind Energy Pass  
 Batavia, IL 60510-8953  
**Sale Price** \$356,900

## Transaction Information

**Borrower** Minu Kasireddy  
 2431 Stoughton Cir  
 Aurora, IL 60502  
**Seller** CALATLANTIC GROUP LLC, A DELAWARE  
 1700 E Golf Rd, Ste 1100  
 Schaumburg, IL 60173  
**Lender** Compass Mortgage, Inc.

## Loan Information

**Loan Term** 30 years  
**Purpose** Purchase  
**Product** Fixed Rate  
**Loan Type**  Conventional  FHA  
 VA  \_\_\_\_\_  
**Loan ID #** 220900102363  
**MIC #** 138-1898568-703

Loan Terms		Can this amount increase after closing?
<b>Loan Amount</b>	\$350,435	<b>NO</b>
<b>Interest Rate</b>	6.75 %	<b>NO</b>
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,272.91	<b>NO</b>
<b>Does the loan have these features?</b>		
<b>Prepayment Penalty</b>		<b>NO</b>
<b>Balloon Payment</b>		<b>NO</b>

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$2,272.91
Mortgage Insurance	+	242.78
Estimated Escrow <i>Amount can increase over time</i>	+	78.58
<b>Estimated Total Monthly Payment</b>		<b>\$2,594.27</b>
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time See page 4 for details</i>	\$228.58 Monthly	<b>This estimate includes</b> <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>
		<b>In escrow?</b> <b>YES</b> <b>YES</b> <b>NO</b>

Costs at Closing		
<b>Closing Costs</b>	\$14,764.30	Includes \$13,069.25 in Loan Costs + \$1,695.05 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
<b>Cash to Close</b>	\$13,329.85	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>	<b>\$3,685.96</b>				
01 2.75 % of Loan Amount (Points)	\$2,136.96		\$7,500.00		
02 Administration Fee	\$599.00				
03 Processing Fees		\$300.00			
04 Underwriting Fees	\$650.00				
05					
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>	<b>\$7,154.29</b>				
01 Appraisal Fee to Collateral Valuation Experts	\$550.00				
02 Credit Report to SETTLEMENTONE CREDIT	\$28.90				
03 Electronic Closing Doc Fee to Snapdocs	\$40.00				
04 Final Inspection Fee to Collateral Valuation Experts	\$150.00				
05 Flood Certification to ServiceLink National Flood	\$8.25				
06 Mortgage Insurance Premium to Department of HUD	\$6,027.14				
07 PUD Review Fee to Compass Mortgage	\$350.00				
08					
<b>C. Services Borrower Did Shop For</b>	<b>\$2,229.00</b>				
01 Title - APLD Processing to LENNAR TITLE	\$75.00				
02 Title - Chain of Title to LENNAR TITLE	\$200.00				
03 Title - Closing Protection Letter to LENNAR TITLE	\$50.00		\$50.00		
04 Title - Courier Fee to LENNAR TITLE	\$40.00				
05 Title - Electronic Document to LENNAR TITLE	\$40.00				
06 Title - Lender's Title Insurance to LENNAR TITLE	\$395.00				
07 Title - Policy Update Fee to LENNAR TITLE	\$125.00		\$125.00		
08 Title - Recording Service Fee to LENNAR TITLE	\$6.00				
09 Title - Settlement or Closing Fee to LENNAR TITLE	\$1,025.00				
10 Title - State of Illinois Policy Fee to LENNAR TITLE	\$3.00		\$3.00		
11 Title - Title Endorsement Fee to LENNAR TITLE	\$230.00				
12 Title - Wire Transfer Fee to LENNAR TITLE	\$40.00				
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$13,069.25</b>				
Loan Costs Subtotals (A + B + C)	\$12,769.25	\$300.00			

Other Costs					
<b>E. Taxes and Other Government Fees</b>		<b>\$124.00</b>			
01 Recording Fees	Deed: \$62.00 Mortgage: \$62.00	\$124.00			
02 State Tax/Stamps	to Deed \$535.50; Mortgage \$0.00		\$535.50		
<b>F. Prepaids</b>		<b>\$472.62</b>			
01 Homeowner's Insurance Premium (12 mo.) to Hippo Insurance		\$343.00			
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest ( \$64.81 per day from 12/30/22 to 1/1/23 )		\$129.62			
04 Property Taxes ( mo.)					
05					
<b>G. Initial Escrow Payment at Closing</b>		<b>\$235.74</b>			
01 Homeowner's Insurance	\$28.58 per month for 3 mo.	\$85.74			
02 Mortgage Insurance	per month for mo.				
03 Property Taxes	\$50.00 per month for 7 mo.	\$350.00			
04					
05					
06					
07					
08 Aggregate Adjustment		-\$200.00			
<b>H. Other</b>		<b>\$862.69</b>			
01 Admin Fee	to Builder Fee to CalAtlantic	\$250.00			
02 HOA Working Capitol	to Prairie Commons Townhome	\$450.00			
03 Homeowner's Dues	to Prorated to Prairie Commons	\$162.69			
04 Real Estate Commission	to Re/Max All Pro		\$2,007.45		
05 Real Estate Commission	to Charles Rutenberg Realty		\$10,294.70		
06 Title - Owner's Title Insurance (optional)	to LENNAR TITLE		\$450.00		
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$1,695.05</b>				
Other Costs Subtotals (E + F + G + H)		\$1,695.05			

<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>		<b>\$14,764.30</b>			
Closing Costs Subtotals (D + I)	\$14,464.30	\$300.00	\$20,965.65		
Lender Credits					



## 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)	\$22,502.00	\$14,764.30	<b>YES</b> · See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	-\$300.00	<b>YES</b> · You paid these Closing Costs <b>before closing</b> .
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	<b>NO</b>
Down Payment/Funds from Borrower	\$6,465.00	\$6,465.00	<b>NO</b>
Deposit	-\$7,500.00	-\$7,500.00	<b>NO</b>
Funds for Borrower	\$0	\$0	<b>NO</b>
Seller Credits	-\$7,500.00	\$0	<b>YES</b> · See Seller-Paid column on page 2 and Seller Credits in Section L.
Adjustments and Other Credits	\$0	-\$99.45	<b>YES</b>
<b>Cash to Close</b>	<b>\$13,967.00</b>	<b>\$13,329.85</b>	

## Summaries of Transactions

Use this table to see a summary of your transaction.

### BORROWER'S TRANSACTION

#### K. Due from Borrower at Closing **\$371,364.30**

01	Sale Price of Property	\$356,900.00
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	\$14,464.30
04		

#### Adjustments

05		
06		
07		

#### Adjustments for Items Paid by Seller in Advance

08	City/Town Taxes	to	
09	County Taxes	to	
10	Assessments	to	
11			
12			
13			
14			
15			

#### L. Paid Already by or on Behalf of Borrower at Closing **\$358,034.45**

01	Deposit	\$7,500.00
02	Loan Amount	\$350,435.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		

#### Other Credits

05	Seller Credit	
06		
07		

#### Adjustments

08		
09		
10		
11		

#### Adjustments for Items Unpaid by Seller

12	City/Town Taxes	to	
13	County Taxes	01/01/22 to 12/30/22	\$99.45
14	Assessments	to	
15			
16			
17			

### CALCULATION

Total Due from Borrower at Closing (K)	\$371,364.30
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$358,034.45
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$13,329.85</b>

### SELLER'S TRANSACTION

#### M. Due to Seller at Closing **\$357,150.00**

01	Sale Price of Property	\$356,900.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04		

05

06	Builder Fee	\$250.00
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07

08

#### Adjustments for Items Paid by Seller in Advance

09	City/Town Taxes	to	
10	County Taxes	to	
11	Assessments	to	
12			
13			
14			
15			
16			

#### N. Due from Seller at Closing **\$28,565.10**

01	Excess Deposit	\$7,500.00
02	Closing Costs Paid at Closing (J)	\$20,965.65
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

#### Adjustments for Items Unpaid by Seller

14	City/Town Taxes	to	
15	County Taxes	01/01/22 to 12/30/22	\$99.45
16	Assessments	to	
17			
18			
19			

### CALCULATION

Total Due to Seller at Closing (M)	\$357,150.00
Total Due from Seller at Closing (N)	-\$28,565.10
<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>\$328,584.90</b>



# 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 4% 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  
1547 Wind Energy Pass, Batavia, IL 60510-8953

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	\$3,534.96	Estimated total amount over year 1 for your escrowed property costs: See attached page for additional information
Non-Escrowed Property Costs over Year 1	\$1,650.00	Estimated total amount over year 1 for your non-escrowed property costs: HOA Dues You may have other property costs.
Initial Escrow Payment	\$235.74	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$321.36	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.



## Loan Calculations

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$889,349.29
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$537,382.39
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$338,768.03
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	7.942 %
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	133.533 %



**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](http://www.consumerfinance.gov/mortgage-closing)

## Other Disclosures

### 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 loan, and
- the rules for making payments before they are due.

### 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.

### 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.

### 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

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
<b>Name</b>	Compass Mortgage, Inc.		CHARLES RUTENBERG REALTY NAPERVILLE	Lennar	Lennar Title
<b>Address</b>	27755 Diehl Road Suite 100 Warrenville, IL 60555		3135 BOOK RD NAPERVILLE, IL 60564	1601 Carlstedt Drive Batavia, IL 60510	1700 E GOLF RD, SUITE 1111 Schaumburg, IL 60173
<b>NMLS ID</b>	21808				
<b>IL License ID</b>	MB.0005795		481010165		58458104
<b>Contact</b>	Spencer Garrett		SUBHAPRIYA LAKSHMANAN	Laurie AuBuchon	Michelle Meyer
<b>Contact NMLS ID</b>	139562				
<b>Contact IL License ID</b>	0310009273		475132149		
<b>Email</b>	GarrettTeam@compmort.com		SUBHA@PMDI.US	Laurie.aubuchon@lennar.com	ILBuilderShared@lennartitle.com
<b>Phone</b>	630-836-2514		847-347-4448	630-937-2747	224-293-3180

## 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.

Minu Kasireddy

Date



# Addendum to Closing Disclosure

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

**Seller** CALATLANTIC GROUP LLC, A DELAWARE LIMITED LIAB  
1700 E Golf Rd, Ste 1100  
Schaumburg, IL 60173

## Additional Information About This Loan

### Loan Disclosures

#### Escrow Account

Escrow		
Escrowed Property Costs over Year 1	\$3,534.96	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance, Mortgage Insurance</i>

