

Closing Disclosure

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

Closing Information		Transaction Information		Loan Information	
Date Issued	05/25/2022	Borrower	SARATH KUMAR MADDINANI 12102 SE 31ST ST, G201 BELLEVUE, WA 98005	Loan Term	30 years
Closing Date	05/26/2022	Seller	LENNAR NORTHWEST LLC 33455 6TH AVE. SOUTH, 1-B FEDERAL WAY, WA 98003	Purpose	Purchase
Disbursement Date	05/27/2022	Lender	KEYBANK NATIONAL ASSOCIATION	Product	7/6 MO. ADJUSTABLE RATE
Settlement Agent	LENNAR TITLE, INC.			Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> _____
File #	117101-003155			Loan ID #	6025267039
Property	12810 186TH AVE E BONNEY LAKE, WA 98391			MIC #	
Sale Price	\$855,000				

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$769,000	NO
Interest Rate	4.25%	YES <ul style="list-style-type: none"> Adjusts every 6 mo. starting in year 8 Can go as high as 9.25% in year 8 See AIR Table on page 4 for details
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$3,783.02	YES <ul style="list-style-type: none"> Adjusts every 6 mo. starting in year 8 Can go as high as \$5,831 in year 8
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	

Projected Payments				
Payment Calculation	Years 1-7	Year 8	Year 9	Years 10-30
Principal & Interest	\$3,783.02	\$3,341 min \$5,831 max	\$3,341 min \$5,831 max	\$3,341 min \$5,831 max
Mortgage Insurance	+ 0	+ 0	+ 0	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ 784.18	+ 784.18	+ 784.18	+ 784.18
Estimated Total Monthly Payment	\$4,567.20	\$4,125 -\$6,615	\$4,125 -\$6,615	\$4,125 -\$6,615

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$860.18 a month	This estimate includes	In escrow?
		<input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOMEOWNER ASSOCIATION DUES <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	YES YES NO

Costs at Closing	
Closing Costs	\$7,017.13 Includes \$5,328.47 in Loan Costs + \$4,972.29 in Other Costs - \$3,283.63 in Lender Credits. See page 2 for details.
Cash to Close	\$82,688.44 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid By Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$1,095.00				
01 % of Loan Amount (Points)					
02 PROCESSING FEE	\$595.00	\$500.00			
03					
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$951.77				
01 APPRAISAL FEE to CASCADE APPRAISAL	\$800.00				
02 CREDIT REPORT FEE – SINGLE to EQUIFAX	\$37.76				
03 FLOOD CERTIFICATE FEE to CORELOGIC	\$7.50				
04 MTG ELECTRONIC REGISTRY SYSTEM to MERS	\$25.70				
05 TAX SERVICE FEE to CORELOGIC	\$80.81				
06					
07					
08					
09					
10					
C. Services Borrower Did Shop For	\$3,281.70				
01 TITLE – E-RECORDING FEE to LENNAR TITLE, INC	\$27.53				
02 TITLE – LENDER TITLE INSURANCE to LENNAR TITLE, INC.	\$1,105.40				
03 TITLE – NOTARY FEE to EDWARD C NEWELL	\$200.00				
04 TITLE – SETTLEMENT CLOSING FEE to LENNAR TITLE, INC.	\$1,948.77				
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$5,328.47				
Loan Costs Subtotals (A + B + C)	\$4,828.47	\$500.00			
Other Costs					
E. Taxes and Other Government Fees	\$440.00				
01 Recording Fees Deed: \$210.00 Mortgage: \$230.00	\$440.00				
02 TAX STAMP FOR STATE DEED to STATE OF WASHINGTON			\$14,324.00		
F. Prepays	\$1,386.85				
01 Homeowner's Insurance Premium (12 mo.) to AMERICAN FAMILY CONNECT	\$689.15				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$89.54 per day from 5/27/22 to 6/1/22)	\$447.70				
04 Property Taxes (mo.)					
05 HOA CAPITAL CONTRIBUTION (1 mo.) to TEHALEH OWNERS ASSOCIATIO	\$250.00				
G. Initial Escrow Payment at Closing	\$2,792.14				
01 Homeowner's Insurance \$57.43 per month for 3 mo.	\$172.29				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$726.75 per month for 4 mo.	\$2,907.00				
04					
05					
06					
07					
08 Aggregate Adjustment	\$-287.15				
H. Other	\$353.30				
01 CONDO ASSOC SPECIAL ASSESSMENT to THE MANAGEMENT TRUST	\$200.00				
02 ESCROW FEE to LENNAR TITLE, INC			\$55.05		
03 HOMEOWNERS ASSOCIATION DUES to TEHALEH OWNERS	\$153.30				
04 MARKETING FEE to NASH CASCADIA VERDE, LLC			\$8,550.00		
05 OWNER'S TITLE INSURANCE to LENNAR TITLE, INC			\$766.30		
06 PRICE PARTICIPATION to NASH CASCADIA VERDE, LLC			\$58,100.00		
07 UTILITIES –ESTIMATE to TACOMA WATER			\$300.00		
08 UTILITIES –ESTIMATE to PIERCE COUNTY SEWER			\$300.00		
I. TOTAL OTHER COSTS (Borrower-Paid)	\$4,972.29				
Other Costs Subtotals (E + F + G + H)	\$4,972.29				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$7,017.13				
Closing Costs Subtotals (D + I)	\$9,800.76	\$500.00	\$82,395.35		
Lender Credits	\$-3,283.63				

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)	\$11,934.00	\$7,017.13	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$500.00	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$86,000.00	\$86,000.00	NO
Deposit	-\$10,000.00	-\$10,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	-\$50,000.00	\$171.31	YES • See details in Sections K and L
Cash to Close	\$37,934.00	\$82,688.44	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$861,688.44
01	Sale Price of Property	\$855,000.00
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	\$6,517.13
04		
Adjustments		
05		
06		
07		
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes to	
09	County Taxes 05/27/22 to 07/01/22	\$171.31
10	Assessments to	
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing		\$779,000.00
01	Deposit	\$10,000.00
02	Loan Amount	\$769,000.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05	Seller Credit	
Other Credits		
06		
07		
Adjustments		
08		
09		
10		
11		
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes to	
13	County Taxes to	
14	Assessments to	
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$861,688.44
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$779,000.00
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$82,688.44

SELLER'S TRANSACTION

M. Due to Seller at Closing	
01	Sale Price of Property
02	Sale Price of Any Personal Property Included in Sale
03	
04	
05	
06	
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	
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	
Adjustments for Items Unpaid by Seller	
14	City/Town Taxes to
15	County Taxes to
16	Assessments to
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	
Cash <input type="checkbox"/> From <input type="checkbox"/> To Seller	