

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 7/20/2022
Closing Date 7/22/2022
Disbursement Date 7/22/2022
Settlement Agent FOX TITLE
File # 808-0452-AP
Property 504 COLLEGE AVE
 DEKALB, IL 60115-6400
 Sale Price \$235,000

Transaction Information

Borrower Aravind Muvva
 310 W Alden Place 1
 Dekalb, IL 60115
Seller David Ficht/504 College Tillman Wright Real
 448 57TH St
 Downers Grove, IL 60516
Lender Draper and Kramer Mortgage Corp.

Loan Information

Loan Term 15 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA _____
Loan ID # 22194665
MIC #

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$188,000	NO
Interest Rate	5%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,486.69	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-15	
Principal & Interest		\$1,486.69
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	1,068.49
Estimated Total Monthly Payment		\$2,555.18
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> <i>See page 4 for details</i>	\$1,068.49 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Flood <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES YES

Costs at Closing		
Closing Costs	\$11,420.57	Includes \$5,486.12 in Loan Costs + \$5,934.45 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$36,822.28	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	
A. Origination Charges	\$3,298.12				
01 1.074 % of Loan Amount (Points)	\$2,019.12				
02 Application Fees	\$1,279.00				
03					
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$565.00				
01 Appraisal Fee to Lenders Choice Inc.	\$565.00				
02					
03					
04					
05					
06					
07					
C. Services Borrower Did Shop For	\$1,623.00				
01 Title - Chain of Title to Fox Title Company	\$125.00				
02 Title - Closing Fee to Fox Title Company	\$575.00				
03 Title - Closing Protection Letter to Fox Title Company	\$50.00		\$50.00		
04 Title - Courier Fee to Fox Title Company	\$40.00				
05 Title - Email fee to Fox Title Company	\$40.00				
06 Title - Endorsements to Fox Title Company	\$250.00				
07 Title - IL Policy Fee to STATE OF IL	\$3.00		\$3.00		
08 Title - Lender's Title Insurance to Fox Title Company	\$350.00				
09 Title - Policy Update Fee to Fox Title Company	\$150.00		\$150.00		
10 Title - Title Search to Fox Title Company			\$195.00		
11 Title - Wire Transfer Fee to Fox Title Company	\$40.00		\$40.00		
D. TOTAL LOAN COSTS (Borrower-Paid)	\$5,486.12				
Loan Costs Subtotals (A + B + C)	\$5,486.12				

Other Costs					
E. Taxes and Other Government Fees		\$130.00			
01 Recording Fees	Deed: \$65.00 Mortgage: \$65.00	\$130.00		\$65.00	
02 City/County Tax/Stamps	to DEKALB CO			\$117.50	
03 State Tax/Stamps	to DEKALB CO			\$235.00	
F. Prepays		\$3,117.47			
01 Homeowner's Insurance Premium (12 mo.) to Nationwide Mutual Insurance		\$2,856.37			
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$26.11 per day from 7/22/22 to 8/1/22)		\$261.10			
04 Property Taxes (mo.)					
05 Taxes to be paid (6 mo.) to 2nd installment taxes				\$3,785.28	
G. Initial Escrow Payment at Closing		\$2,136.98			
01 Homeowner's Insurance	\$238.03 per month for 3 mo.	\$714.09			
02 Mortgage Insurance	per month for mo.				
03 Property Taxes	\$630.88 per month for 2 mo.	\$1,261.76			
04 Insurance Impound-	\$199.58 per month for 3 mo.	\$598.74			
05					
06					
07					
08 Aggregate Adjustment		-\$437.61			
H. Other		\$550.00			
01 Attorney's Fees	to ULLRICH			\$650.00	
02 Attorney's Fees-Borrower's Attorney	to RILEY N ONCKEN, PC	\$550.00			
03 Duplicate Tax Bill Fee	to DEKALB			\$5.00	
04 Real Estate Commission	to AMERICAN REALTY			\$6,175.00	
05 Real Estate Commission	to WEICHERT			\$5,575.00	
06 Survey Fee	to RANGE 9			\$500.00	
07 Title - Owner's Title Insurance (optional) to Fox Title Company				\$690.00	
I. TOTAL OTHER COSTS (Borrower-Paid)	\$5,934.45				
Other Costs Subtotals (E + F + G + H)	\$5,934.45				

J. TOTAL CLOSING COSTS (Borrower-Paid)	\$11,420.57				
Closing Costs Subtotals (D + I)	\$11,420.57		\$18,235.78		
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)	\$16,377.00	\$11,420.57	YES · See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$47,000.00	\$47,000.00	NO
Deposit	-\$5,000.00	-\$5,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	-\$8,704.00	-\$16,598.29	YES · See details in Section K and Section L.
Cash to Close	\$49,673.00	\$36,822.28	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing \$246,420.57

01	Sale Price of Property	\$235,000.00
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	\$11,420.57
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 \$209,598.29

01	Deposit	\$5,000.00
02	Loan Amount	\$188,000.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05	Seller Credit	

Other Credits

06	GIFT FUNDS FROM SREE HARSHA MUVVA	\$8,000.00
07		

Adjustments

08		
09		
10		
11		

Adjustments for Items Unpaid by Seller

12	City/Town Taxes	to	
13	County Taxes	01/01/22 to 07/22/22	\$4,116.10
14	Assessments	to	
15	PRORATED RENT		\$1,157.19
16	SECURITY DEPOSITS		\$3,325.00
17			

CALCULATION

Total Due from Borrower at Closing (K)	\$246,420.57
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$209,598.29
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$36,822.28

SELLER'S TRANSACTION

M. Due to Seller at Closing \$235,000.00

01	Sale Price of Property	\$235,000.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04		

Adjustments

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 \$26,834.07

01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$18,235.78
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	
05	Payoff of Second Mortgage Loan	

Adjustments

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 07/22/22	\$4,116.10
16	Assessments	to	
17	PRORATED RENT		\$1,157.19
18	SECURITY DEPOSITS		\$3,325.00
19			

CALCULATION

Total Due to Seller at Closing (M)	\$235,000.00
Total Due from Seller at Closing (N)	-\$26,834.07
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$208,165.93

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 5% 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
504 COLLEGE AVE, DEKALB, IL 60115-6400

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	\$11,753.39	Estimated total amount over year 1 for your escrowed property costs: See attached page for additional information
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	\$2,136.98	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$1,068.49	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

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$273,352.03
Finance Charge. The dollar amount the loan will cost you.	\$84,459.03
Amount Financed. The loan amount available after paying your upfront finance charge.	\$183,145.78
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	5.399 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	42.482 %



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

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Draper and Kramer Mortgage Corp.		Weichert REALTORS Signature Professional	American Realty	FOX TITLE
Address	1431 Opus Place, Suite 200 Downers Grove, IL 60515		211 N First St Dekalb, IL 60115	513 W State St Sycamore, IL 60178	3248 SYCAMORE RD. Dekalb, IL 60115
NMLS ID	2551		93094	93008	
IL License ID	MB.0004263-018		478012003	471001608	243421
Contact	Gary S. Komar		Aaron Schwartz	Melissa Sedevie	SHANNON SMITH
Contact NMLS ID	207353		931604	939429	
Contact IL License ID	031.0025762		475161503	475175423	
Email	gary.komar@dkmortgage.com		aschwartz@signaturealestatepro.com	msedevie1320@gmail.com	Shannon@foxtitle.com; Val@foxtitle.com
Phone	312-286-8896		815-754-5050	608-712-3198	815-899-3333

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.

Aravind Muvva

Date

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.

Addendum to Closing Disclosure

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

Seller David Ficht/504 College Tillman Wright Real Estate Invest LLC
448 57TH St
Downers Grove, IL 60516

Additional Information About This Loan

Loan Disclosures

Escrow Account

Escrow		
Escrowed Property Costs over Year 1	\$11,753.39	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance, Insurance Impound-Flood</i>