

# Closing Disclosure

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

PRELIMINARY

## Closing Information

Date Issued 05/30/2023  
 Closing Date 06/08/2023  
 Disbursement Date 06/08/2023  
 Settlement Agent Eastern National Title Agency Texas, Inc.  
 File # DFW8040  
 Property 1437 Victoria Street  
 Mesquite, TX 75181

## Transaction Information

Borrower Goutham Guduguntla  
 Malini Singamsetti  
 3001 COMAL CT  
 Prosper, TX 75078  
 Seller K. Hovnanian DFW Caldwell Lakes, LLC  
 5808 West Plano Parkway  
 Plano, TX 75093

## Loan Information

Loan Term 30 years  
 Purpose Purchase  
 Product Fixed Rate  
 Loan Type  Conventional  FHA  VA  
 Loan ID # 923050400  
 MIC #

Sale Price \$444,900 Lender Houston Home Loan, Inc.

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$345,600	<b>NO</b>
Interest Rate	5.99%	<b>NO</b>
Monthly Principal & Interest <small>See Projected Payments below for your Estimated Total Monthly Payment</small>	\$2,069.83	<b>NO</b>
<b>Does the loan have these features?</b>		
Prepayment Penalty		<b>NO</b>
Balloon Payment		<b>NO</b>

Projected Payments				
Payment Calculation	Years 1-30			
Principal & Interest	\$2,069.83			
Mortgage Insurance	+ 0			
Estimated Escrow <small>Amount can increase over time</small>	+ 0			
<b>Estimated Total Monthly Payment</b>	<b>\$2,069.83</b>			
<b>Estimated Taxes, Insurance &amp; Assessments</b> <small>Amount can increase over time See page 4 for details</small>	<table border="0"> <tr> <td style="text-align: right; vertical-align: middle;"><b>\$1,252.76</b> a month</td> <td style="vertical-align: top;"> <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                             </td> <td style="vertical-align: top; text-align: right;"> <b>In escrow?</b>  <b>NO</b>  <b>NO</b>  <b>NO</b> </td> </tr> </table> <p style="font-size: 0.8em; margin-top: 5px;"><i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i></p>	<b>\$1,252.76</b> a month	<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	<b>In escrow?</b> <b>NO</b> <b>NO</b> <b>NO</b>
<b>\$1,252.76</b> a month	<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	<b>In escrow?</b> <b>NO</b> <b>NO</b> <b>NO</b>		

Costs at Closing	
Closing Costs	<b>\$12,513.62</b> Includes \$8,171.56 in Loan Costs + \$4,343.56 in Other Costs - \$1.50 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	<b>\$87,611.59</b> 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>\$2,575.00</b>				
1 % of Loan Amount (Points)					
2 Admin Fee	\$500.00				
3 Doc Prep	\$240.00				
4 Loan Origination Fee	\$985.00				
5 Underwriting Fee	\$850.00				
<b>B. Services Borrower Did Not Shop For</b>	<b>\$2,328.50</b>				
1 Appraisal Fee to Nationwide Appraisal Network		\$765.00			
2 Attorney-Document Preparation to Robertson Anschutz Vettors, LLC	\$275.00				
3 Attorney-Funding Fee to Robertson Anschutz Vettors, LLC	\$200.00				
4 Credit Report to Credit Technology Inc.	\$3.50	\$82.00			
5 Flood Certification to Corelogic	\$8.00				
6 Processing Fee to Processing Inc.	\$995.00				
7					
8					
9					
10					
11					
<b>C. Services Borrower Did Shop For</b>	<b>\$3,268.06</b>				
1 Survey (If not provided) to Roome Land Surveying	\$360.00				
2 Title-Closing/Escrow Fee to Eastern National Title Agency Texas, Inc.	\$425.00		\$150.00		
3 Title-Document Prep-PROL to Bellinger and Associates			\$75.00		
4 Title-Document Prep-SWD to Bellinger and Associates	\$120.00				
5 Title-E File Fee to Eastern National Title Agency Texas, Inc.	\$8.00		\$4.00		
6 Title-Endorsement Fee to Eastern National Title Agency Texas, Inc.	\$181.30				
7 Title-Lender's Title Insurance to Eastern National Title Agency Texas,	\$2,126.00				
8 Title-Tax Cert to Eastern National Title Agency Texas, Inc.	\$18.26				
9 Title-TX Guarantee Fee to TX Title Insurance Guaranty Association	\$4.00				
10 Title-Wire Fee to Eastern National Title Agency Texas, Inc.	\$25.50		\$17.00		
11					
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$8,171.56</b>				
Loan Costs Subtotals (A + B + C)	\$7,324.56	\$847.00	\$246.00		
<b>Other Costs</b>					
<b>E. Taxes and Other Government Fees</b>	<b>\$148.00</b>				
1 Recording Fees Deed \$34.00 Mortgage \$114.00	\$148.00		\$30.00		
<b>F. Prepays</b>	<b>\$2,323.56</b>				
1 Homeowner's Insurance Premium (12 mo.) to Progressive Home	\$1,019.00				
2 Mortgage Insurance Premium ( mo.)					
3 Prepaid Interest (\$56.72 per day from 06/08/2023 to 07/01/2023)	\$1,304.56				
4 Property Taxes ( mo.)					
5					
<b>G. Initial Escrow Payment at Closing</b>	<b>\$0.00</b>				
1 Homeowner's Insurance per month for mo.					
2 Mortgage Insurance per month for mo.					
3 Property Taxes per month for mo.					
4					
5 Aggregate Adjustment					
<b>H. Other</b>	<b>\$1,872.00</b>				
1 Builder Closing Admin Fee to K. Hovnanian DFW Caldwell Lakes, LLC	\$398.00				
2 HOA Dues/Transfer Fee to Legacy Southwest Property Management	\$150.00				
3 HOA-Capitalization Fee to Caldwell Lakes Homeowners Association, Inc.	\$350.00				
4 HOA-Resale Certificate to Legacy Southwest Property Management	\$350.00				
5 Real Estate Commission-Selling to LADIYA REAL ESTATE LLC			\$17,622.00		
6 Title-Owner's Title Insurance (Optional) to Eastern National Title Age	\$624.00				
7					
8					
9					
10					
11					
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$4,343.56</b>				
Other Costs Subtotals (E + F + G + H)	\$4,343.56		\$17,652.00		
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$12,513.62</b>				
Closing Costs Subtotals (D + I)	\$11,668.12	\$847.00	\$17,898.00		
Lender Credits (Includes \$1.50 credit for increase in Closing Costs above legal limit)	-\$1.50				

### 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)	\$10,339.00	\$12,513.62	YES See "Total Loan Costs (D)" And "Total Other Costs (I)". Increase exceeds legal limits by \$1.50. See Lender Credits on page 2 for credit of excess amount.
Closing Costs Paid Before Closing	\$0.00	-\$847.00	YES You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	\$0.00	\$0.00	NO
Down Payment/Funds from Borrower	\$88,980.00	\$99,300.00	YES See "Sale Price of Property (K)" And "Loan Amount (L)".
Deposit	-\$10,000.00	-\$10,000.00	NO
Funds for Borrower	\$0.00	\$0.00	NO
Seller Credits	\$0.00	\$0.00	NO
Adjustments and Other Credits	\$0.00	-\$13,355.03	YES See details in Sections K And L.
<b>Cash to Close</b>	<b>\$89,319.00</b>	<b>\$87,611.59</b>	

### Summaries of Transactions

Use this table to see a summary of your transaction.

#### BORROWER'S TRANSACTION

<b>K. Due from Borrower at Closing</b>	\$456,980.75
1 Sale Price of Property	\$444,900.00
2 Sale Price of Any Personal Property Included in Sale	
3 Closing Costs Paid at Closing (J)	\$11,666.62
4	
<b>Adjustments</b>	
5	
6	
7	
<b>Adjustments for Items Paid by Seller in Advance</b>	
8 City/Town Taxes From To	
9 County Taxes From To	
10 Assessments From 06/08/2023 To 12/31/2023	\$414.13
11	
12	
13	
14	
15	
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	\$369,369.16
1 Deposit	\$10,000.00
2 <b>Loan Amount</b>	\$345,600.00
3 Existing Loan(s) Assumed or Taken Subject to	
4	
5 Seller Credit	
<b>Other Credits</b>	
6	
7	
<b>Adjustments</b>	
8 Gift From Ramakrishna Sriramoju	\$13,000.00
9	
10	
11	
<b>Adjustments for Items Unpaid by Seller</b>	
12 City/Town Taxes From To	
13 County Taxes From 01/01/2023 To 06/08/2023	\$769.16
14 Assessments From To	
15	
16	
17	
<b>CALCULATION</b>	
Total Due from Borrower at Closing (K)	\$456,980.75
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$369,369.16
<b>Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>	<b>\$87,611.59</b>

#### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	\$445,712.13
1 Sale Price of Property	\$444,900.00
2 Sale Price of Any Personal Property Included in Sale	
3 Builder Closing Admin Fee	\$398.00
4	
5	
6	
7	
8	
<b>Adjustments for Items Paid by Seller in Advance</b>	
9 City/Town Taxes From To	
10 County Taxes From To	
11 Assessments From 06/08/2023 To 12/31/2023	\$414.13
12	
13	
14	
15	
16	
<b>N. Due from Seller at Closing</b>	\$94,667.16
1 Excess Deposit	\$10,000.00
2 Closing Costs Paid at Closing (J)	\$17,898.00
3 Existing Loan(s) Assumed or Taken Subject to	
4 Payoff of First Mortgage Loan to Veritex Community Bank	\$66,000.00
5 Payoff of Second Mortgage Loan	
6	
7	
8 Seller Credit	
9	
10	
11	
12	
13	
<b>Adjustments for Items Unpaid by Seller</b>	
14 City/Town Taxes From To	
15 County Taxes From 01/01/2023 To 06/08/2023	\$769.16
16 Assessments From To	
17	
18	
19	
<b>CALCULATION</b>	
Total Due to Seller at Closing (M)	\$445,712.13
Total Due from Seller at Closing (N)	-\$94,667.16
<b>Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller</b>	<b>\$351,044.97</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 the lender has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the lender. The amount of the charge will be 5.000% of the overdue payment of principal and interest.

### 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 your loan is sold, the new lender may have a different policy.

### Security Interest

You are granting a security interest in **1437 Victoria Street, Mesquite, TX 75181**.  
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		Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Insurance Property Tax HOA Dues You may have other property costs.
Initial Escrow Payment		A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment		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	\$15,033.12	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.	\$754,610.21
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$406,740.41
<b>Amount Financed</b> The loan amount available after paying your upfront finance charge.	\$338,393.68
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	6.151%
<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.	115.983%

**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 the 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.



**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)

**Contact Information**

	<b>Lender</b>	<b>Real Estate Broker (B)</b>	<b>Settlement Agent</b>
<b>Name</b>	Houston Home Loan, Inc.	LADIYA REAL ESTATE LLC	Eastern National Title Agency Texas, Inc.
<b>Address</b>	14215 Smith Road Humble, TX 77396	6117 Richmond Ave Ste 250 Houston, TX 77057	4701 Old Shepard Place, Suite 240 Plano, TX 75093
<b>NMLS ID</b>	206277		
<b>TX License ID</b>		9011903	TX1877270
<b>Contact</b>	Collin Godoy	Sravana Reddibathini	Zandra Baudoin
<b>Contact NMLS ID</b>	987366		
<b>Contact TX License ID</b>		780146	TX1884573
<b>Email</b>	collin@houstonhomeloan.com	sravana@gmail.com	zbaudoin@khov.com; DLTTLPlanoClosing@khov.com
<b>Phone</b>	713-463-5181	602-312-1162	469-737-1028

**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.

Applicant Signature

Date

Co-Applicant Signature

Date