

**August 31, 2023**

**ANUDEEP KOTAGIRI and ABHINAY YADA**  
**7114 N Bridge Dr**  
**Huntersville, NC 28078**

RE: Loan No: **1389764**

Enclosed you will find an important document called the Closing Disclosure (CD). We are providing this to you in advance of the actual signing of your loan documents and in advance of approving all of your final closing conditions, so that you may have time to review the costs involved in obtaining the financing you have requested. If you have any questions regarding the document or your scheduled closing, please contact your loan officer.

APPRAISAL REQUIRED A RENT SCHEDULE RESULTING IN AN INCREASE IN THE APPRAISAL FEE.

This is an important document, and you should retain this document with your other important records.

Closing Disclosure Cover Letter



**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	
<b>Date Issued</b>	08/31/2023	<b>Borrower</b>	ANUDEEP KOTAGIRI 7114 N Bridge Dr Huntersville, NC 28078	<b>Loan Term</b>	30 years
<b>Closing Date</b>	09/01/2023		ABHINAY YADA 1018 Cameron Creek Pkwy Fort Mill, SC 29708	<b>Purpose</b>	Purchase
<b>Disbursement Date</b>	09/01/2023			<b>Product</b>	Fixed Rate
<b>Settlement Agent</b>	COSTNER LAW OFFICE PLLC	<b>Seller</b>	TRI POINTE HOMES HOLDINGS, INC. 6325 ARDREY KELL RD STE 125 CHARLOTTE, NC 28277	<b>Loan Type</b>	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/>
<b>File #</b>	NC14894			<b>Loan ID #</b>	1389764
<b>Property</b>	9017 WIDDEN WAY CHARLOTTE, NC 28269	<b>Lender</b>	Sierra Pacific Mortgage Company, Inc., A California Corporation NMLS: 1788	<b>MIC #</b>	
<b>Sale Price</b>	\$335,915				

Loan Terms	Can this amount increase after closing?	
<b>Loan Amount</b>	\$251,936	<b>NO</b>
<b>Interest Rate</b>	8%	<b>NO</b>
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,848.62	<b>NO</b>
Does the loan have these features?		
<b>Prepayment Penalty</b>		<b>NO</b>
<b>Balloon Payment</b>		<b>NO</b>

Projected Payments		
Payment Calculation	Years 1 - 30	
Principal & Interest		\$1,848.62
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	268.86
<b>Estimated Total Monthly Payment</b>		<b>\$2,117.48</b>
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time See page 4 for details</i>	\$444.86 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: Homeowners Association 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>	\$14,925.36	Includes \$10,995.40 in Loan Costs + \$3,929.96 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
<b>Cash to Close</b>	\$59,237.14	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>\$8,148.43</b>				
01 2.760% of Loan Amount (Points)	\$6,953.43				
02 APPLICATION FEE	\$345.00				
03 COMMITMENT FEE to SIERRA PACIFIC MORTGAGE COMPANY, INC.	\$850.00				
04					
05					
06					
<b>B. Services Borrower Did Not Shop For</b>	<b>\$1,022.20</b>				
01 APPRAISAL FEE to APPRAISER		\$635.00			
02 CREDIT REPORT FEE to Factual Data	\$285.00				
03 FLOOD CERT FEE to CORELOGIC	\$13.25				
04 MERS REGISTRN to MERS	\$24.95				
05 TAX SERVICE FEE to CORELOGIC	\$64.00				
06					
<b>C. Services Borrower Did Shop For</b>	<b>\$1,824.77</b>				
01 Title - ABSTRACT/SEARCH FEE to COSTNER LAW OFFICE PLLC	\$125.00				
02 Title - CLOSING PROTECTION LETTER FEE to COSTNER LAW OFFICE PLLC	\$91.32				
03 Title - eDOC DELIVERY FEE to COSTNER LAW OFFICE PLLC	\$9.50				
04 Title - ENDORSEMENT FEE to COSTNER LAW OFFICE PLLC	\$63.00				
05 Title - ESCROW SETTLEMENT FEE to COSTNER LAW OFFICE PLLC	\$600.00				
06 Title - LENDERS ALTA POLICY to COSTNER LAW OFFICE PLLC	\$665.95				
07 Title - PROCESSING FEE to COSTNER LAW OFFICE	\$95.00				
08 Title - SERVICES FEE to COSTNER LAW OFFICE PLLC	\$175.00				
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$10,995.40</b>				
Loan Costs Subtotals (A + B + C)	\$10,360.40	\$635.00			
<b>Other Costs</b>					
<b>E. Taxes and Other Government Fees</b>	<b>\$762.00</b>				
01 Recording Fees Deed: \$26.00 Mortgage: \$64.00 to RECORDER&#39;S OFFICE	\$90.00				
02 State Deed Transfer Tax to State	\$672.00				
<b>F. Prepays</b>	<b>\$814.69</b>				
01 Homeowner's Insurance Premium (12 mo.) to STILLWATER PROPERTY AND CASUALTY INSURANCE	\$608.00				
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest ( per day from to )	\$0.00				
04 Property Taxes ( mo.)					
05 COUNTY TAX PREPAID (12 mo.) to MECKLENBURG	\$206.69				
<b>G. Initial Escrow Payment at Closing</b>	<b>\$537.68</b>				
01 Homeowner's Insurance \$50.67 per month for 3 mo.	\$152.01				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$218.19 per month for 3 mo.	\$654.57				
04 Aggregate Accounting Adjustment	-\$268.90				
05					
06					
07					
08					
<b>H. Other</b>	<b>\$1,815.59</b>				
01 BORROWER MISC FEE to HOA STATEMENT TO KUESTER MANAGEMENT GROUP	\$198.00				
02 HOA CAPITAL CONTRIBUTION to FIFTEEN15 CANNON OWNERS ASSOCIATION	\$1,000.00				
03 HOA TRANSFER FEE - 2ND HOA to FIFTEEN15 CANNON OWNERS ASSOCIATION	\$352.00				
04 HOA TRANSFER/PROCESSING FEE to HOMEWISE DOCS	\$25.00				
05 Title - OWNERS CLTA POLICY(optional) to COSTNER LAW OFFICE PLLC (optional)	\$240.59				
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$3,929.96</b>				
Other Costs Subtotals (E + F + G + H)	\$3,929.96				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$14,925.36</b>				
Closing Costs Subtotals (D+I)	\$14,290.36	\$635.00			
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)	\$14,510.00	\$14,925.36	<b>YES</b> • See <b>Total Loan Costs (D)</b> and <b>Total Other Costs (I)</b> .
Closing Costs Paid Before Closing	\$0	-\$635.00	<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	\$83,979.00	\$83,979.00	<b>NO</b>
Deposit	-\$35,000.00	-\$35,000.00	<b>NO</b>
Funds for Borrower	\$0	\$0	<b>NO</b>
Seller Credits	-\$4,552.00	\$0	<b>YES</b> • The amount the seller will pay for the loan costs has <b>decreased</b> . See details in <b>Section L</b> .
Adjustments and Other Credits	\$0	-\$4,032.22	<b>YES</b> • See details in <b>Section K and Section L</b> .
<b>Cash to Close</b>	<b>\$58,937.00</b>	<b>\$59,237.14</b>	

**Summary of Transactions**

Use this table to see a summary of your transaction.

**BORROWER'S TRANSACTION**

<b>K. Due from Borrower at Closing</b>				<b>\$350,725.49</b>
01	Sale Price of Property			\$335,915.00
02	Sale Price of Any Personal Property Included in Sale			
03	Closing Costs Paid at Closing (J)		\$14,290.36	
04				
<b>Adjustments</b>				
05				
06				
07				
<b>Adjustments for Items Paid by Seller in Advance</b>				
08	City/Town Taxes	to		
09	County Taxes	to		
10	Assessments	to		
11	Homeowners Association Dues	9/2/2023 to 9/30/2023	\$170.13	
12	SURVEY	9/2/2023 to 12/31/2023	\$250.00	
13	TERMITE	9/2/2023 to 12/31/2023	\$100.00	
14				
15				
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>				<b>\$291,488.35</b>
01	Deposit			\$35,000.00
02	Loan Amount			\$251,936.00
03	Existing Loan(s) Assumed or Taken Subject to			
04				
05	Seller Credit			
<b>Other Credits</b>				
06	REALTOR CREDIT			\$4,552.35
07				
<b>Adjustments</b>				
08				
09				
10				
11				
<b>Adjustments for Items Unpaid by Seller</b>				
12	City/Town Taxes	to		
13	County Taxes	to		
14	Assessments	to		
15				
16				
17				
<b>CALCULATION</b>				
Total Due from Borrower at Closing (K)			\$350,725.49	
Total Paid Already by or on Behalf of Borrower at Closing (L)			\$291,488.35	
-				
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower			<b>\$59,237.14</b>	

**SELLER'S TRANSACTION**

<b>M. Due to Seller at Closing</b>				<b>\$336,435.13</b>
01	Sale Price of Property			\$335,915.00
02	Sale Price of Any Personal Property Included in Sale			
03				
04				
05				
06				
07				
08				
<b>Adjustments for Items Paid by Seller in Advance</b>				
09	City/Town Taxes	to		
10	County Taxes	to		
11	Assessments	to		
12	Homeowners Association Dues	9/2/2023 to 9/30/2023	\$170.13	
13	SURVEY	9/2/2023 to 12/31/2023	\$250.00	
14	TERMITE	9/2/2023 to 12/31/2023	\$100.00	
15				
16				
<b>N. Due from Seller at Closing</b>				
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				
<b>Adjustments for Items Unpaid by Seller</b>				
14	City/Town Taxes	to		
15	County Taxes	to		
16	Assessments	to		
17				
18				
19				
<b>CALCULATION</b>				
Total Due to Seller at Closing (M)			\$336,435.13	
Total Due from Seller at Closing (N)				
<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller			<b>\$336,435.13</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 monthly principal and interest payment.

**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 security interest in  
9017 WIDDEN WAY, CHARLOTTE, NC 28269

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	\$3,226.32	Estimated total amount over year 1 for your escrowed property costs: Hazard Insurance, County Property Tax
Non-Escrowed Property Costs over Year 1	\$2,112.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowners Association Dues  You may have other property costs.
Initial Escrow Payment	\$537.68	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$268.86	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.	\$676,494.78
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$423,784.83
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$241,714.55
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	8.442%
<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.	164.154%



**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 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.

**Contact Information**

	Lender	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
<b>Name</b>	Sierra Pacific Mortgage Company, Inc., A California Corporation NMLS: 1788	JVC Realty, LLC	Tri Pointe Homes	COSTNER LAW OFFICE PLLC
<b>Address</b>	950 GLENN DRIVE, SUITE 150, FOLSOM, CA 95630	822 Lion Ln, Fort Mill, SC 29715	6325 Ardrey Kell Rd, Ste 125, Charlotte, NC 28277	10735 DAVID TAYLOR DR SUITES 200 & 260, CHARLOTTE, NC 28262
<b>NMLS ID</b>	1788			
<b>NC License ID</b>	L-127865	7567909	C30814	37618
<b>Contact</b>	HEATHER OLIPHANT BASDEKIS	Balaji Tatineni	Vincent Furnari	Kelsey Peigler
<b>Contact NMLS ID</b>	1764026			
<b>Contact NC License ID</b>	I-181642	1171718	202153	
<b>Email</b>	HEATHER.BASDEKIS@SPMC.COM	tatinenib@gmail.com	vincent.furnari@tripointehomes.com	Kelsey.Peigler@closource.com
<b>Phone</b>	410-480-6000	704-248-0184	980-257-7795	980-219-7637

**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.

ANUDEEP KOTAGIRI

8/31/2023  
Date

ABHINAV YADA

8/31/2023  
Date



**Originator Company: SIERRA PACIFIC MORTGAGE COMPANY, INC., NMLSR ID: 1788**  
**Originator Name: HEATHER OLIPHANT BASDEKIS, NMLSR ID: 1764026**  
**MIN: 100070300013897647**

# INITIAL ESCROW ACCOUNT DISCLOSURE STATEMENT

Disclosure Date: **August 31, 2023**

BORROWER(S) NAME AND ADDRESS: <b>ANUDEEP KOTAGIRI and ABHINAY YADA</b> 9017 WIDDEN WAY CHARLOTTE, NC 28269		LENDER/SERVICER NAME AND ADDRESS: <b>Sierra Pacific Mortgage Company, Inc., A California Corporation</b> NMLS: 1788 950 GLENN DRIVE, SUITE 150 FOLSOM, CA 95630 410-480-6000		
LOAN NO.: <b>1389764</b>	SERVICER ACCOUNT #: <b>7241689327</b>	MORTGAGE INSURANCE/CASE NUMBER:		
Your first monthly payment is due <b>October 1, 2023</b> and will be <b>\$2,117.48</b> , of which <b>\$1,848.62</b> will be for principal and interest, and <b>\$268.86</b> will go into your escrow account. <b>This is an estimate</b> of activity in your escrow account during the next 12 months based on payments anticipated to be made from your account.				
MONTH	PAYMENTS TO ESCROW ACCT.	PAYMENTS FROM ESCROW ACCT.	DESCRIPTION	ESCROW ACCT. BALANCE
Opening Deposit:				<b>\$537.68</b>
Oct, 23	268.86	0.00		806.54
Nov, 23	268.86	0.00		1,075.40
Dec, 23	268.86	0.00		1,344.26
Jan, 24	268.86	0.00		1,613.12
Feb, 24	268.86	0.00		1,881.98
Mar, 24	268.86	0.00		2,150.84
Apr, 24	268.86	0.00		2,419.70
May, 24	268.86	0.00		2,688.56
Jun, 24	268.86	0.00		2,957.42
Jul, 24	268.86	0.00		3,226.28
Aug, 24	268.86	0.00		3,495.14
Sep, 24	268.86	608.00	Hazard Insurance	3,156.00
	0.00	2,618.28	County Property Tax	537.72

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)


Cushion selected by servicer: **\$537.72 or 2 month(s)**



**ACKNOWLEDGMENT OF RECEIPT**

I hereby acknowledge receipt of this Initial Escrow Account Disclosure Statement and further acknowledge that I understand its provisions. Words used in this Initial Escrow Account Disclosure Statement mean and include the plural and vice versa.

  
\_\_\_\_\_  
**ANUDEEP KOTAGIRI** (Borrower) (Date)

  
\_\_\_\_\_  
**ABHINAY YADA** (Borrower) (Date)

\_\_\_\_\_  
(Borrower) (Date)

\_\_\_\_\_  
(Borrower) (Date)

