

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 10/16/2023
Closing Date 10/16/2023
Disbursement Date 10/16/2023
Settlement Agent TEXAS PARTNERS TITLE, LLC
File # 7711008836
Property 4713 FIREWHEEL CT
 AUBREY, TX 76227-4780
Sale Price \$523,483

Transaction Information

Borrower MALLIKARJUNA BODEPUDI
 1901 KNIGHTS BRIDGE RD APT 9308
 FARMERS BRANCH, TX 75234
Seller HIGHLAND HOMES - DALLAS, LLC, A
 TEXAS LIMITED LIABILITY COMPANY
 5601 DEMOCRACY DRIVE, SUITE 300
 PLANO, TX 75024
Lender HIGHLAND HOMELOANS, LLC

Loan Information

Loan Term 30 years
Purpose Purchase
Product FIXED RATE
Loan Type Conventional FHA
 VA _____
Loan ID # 8000268411
MIC # 72980533

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$471,134	NO
Interest Rate	6.25%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,900.85	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-9	Years 10-30
Principal & Interest	\$2,900.85	\$2,900.85
Mortgage Insurance	+ 106.01	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206.16	+ 206.16
Estimated Total Monthly Payment	\$3,213.02	\$3,107.01

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$1,144.58 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA DUES and additional costs <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? YES YES NO
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Costs at Closing		
Closing Costs	\$15,706.84	Includes \$9,021.00 in Loan Costs + \$6,685.84 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$35,148.96	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	\$3,365.60				
01 3.58% of Loan Amount (Points)	\$1,866.60		\$15,000.00		
02 PROCESSING FEE	\$1,499.00				
03					
04					
05					
06					
07					
B. Services Borrower Did Not Shop For	\$1,286.00				
01 APPRAISAL FEE to BOX AND ASSOCIATES, INC.	\$595.00				
02 ATTORNEY DOC PREP FEE to POLUNSKY BEITEL & GREEN LLP	\$225.00				
03 CREDIT REPORT FEE to FACTUAL DATA	\$186.00				
04 FINAL INSPECTION FEE to BOX AND ASSOCIATES INC	\$195.00				
05 FLOOD CERTIFICATION FEE to CORELOGIC FLOOD SERVICES	\$10.00				
06 TAX SERVICE FEE to HHL FBO CORELOGIC ATSU	\$75.00				
07					
08					
09					
C. Services Borrower Did Shop For	\$4,369.40				
01 SURVEY FEE to ROOME LAND SURVEYING	\$400.00				
02 TITLE – DOC PREP to HESSE & HESSE PC	\$95.00				
03 TITLE – ENDORSEMENT FEE to TEXAS PARTNERS TITLE, LLC	\$515.80				
04 TITLE – RECORDING FEE to TEXAS PARTNERS TITLE, LLC REC ACCT	\$9.60				
05 TITLE – GUARANTY FEE to TTIGA	\$2.00				
06 TITLE – LENDER’S TITLE INSURANCE to TEXAS PARTNERS TITLE, LLC	\$2,788.00				
07 TITLE – SETTLEMENT/CLOSING FEE to TEXAS PARTNERS TITLE, LLC	\$525.00				
08 TITLE – TAX CERTIFICATE FEE to APG	\$34.00				
D. TOTAL LOAN COSTS (Borrower-Paid)	\$9,021.00				
Loan Costs Subtotals (A + B + C)	\$9,021.00				
Other Costs					
E. Taxes and Other Government Fees	\$198.00				
01 Recording Fees Deed: \$48.00 Mortgage: \$150.00	\$198.00				
F. Prepays	\$2,262.72				
01 Homeowner's Insurance Premium (12 mo.) to AAA TEXAS	\$972.00				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$80.67 per day from 10/16/23 to 11/1/23)	\$1,290.72				
04 Property Taxes (mo.)					
05					
G. Initial Escrow Payment at Closing	\$1,708.12				
01 Homeowner's Insurance \$81.00 per month for 3 mo.	\$243.00				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$125.16 per month for 13 mo.	\$1,627.08				
04					
05					
06					
07					
08 Aggregate Adjustment	\$-161.96				
H. Other	\$2,517.00				
01 HOA CAPITAL CONTRIBUTION to SANDBROCK RANCH HOA	\$450.00				
02 HOA COMMUNITY ENHANCEMENT to SANDBROCK RANCH HOA	\$450.00				
03 HOA DUES – PRORATED to 4/1/24–3/31/24 – SANDBRO	\$864.00				
04 HOA RESALE CERTIFICATE to CCMC	\$357.00				
05 HOA SERVICE FEE to HOMEWISEDOCS.COM	\$18.00				
06 RE ADDITIONAL 1% COMMISSION to REKONNECTION, LLC			\$5,234.83		
07 REAL ESTATE COMMISSION to REKONNECTION LLC			\$15,704.49		
08 SELLER 10 YR WARRANTY to ACES BUILDER WARRANTY			\$150.00		
09 SELLER ESCROW FEE to TEXAS PARTNERS TITLE, LLC			\$525.00		
10 STATE OF TEXAS POLICY GUARANTY FEE to TTIGA	\$2.00				
11 TITLE – OWNER'S TITLE INSURANCE (OPTIONAL) to TEXAS PARTNERS TITLE, LLC	\$376.00				
I. TOTAL OTHER COSTS (Borrower-Paid)	\$6,685.84				
Other Costs Subtotals (E + F + G + H)	\$6,685.84				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$15,706.84				
Closing Costs Subtotals (D + I)	\$15,706.84		\$36,614.32		
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)	\$31,085.00	\$15,706.84	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	\$52,349.00	\$52,349.00	NO
Deposit	\$0	-\$15,600.00	YES • You increased this payment. See Deposit in Section L.
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$15,000.00	\$0	YES • See Seller-Paid column on Page 2
Adjustments and Other Credits	-\$32,931.00	-\$17,306.88	YES • See details in Sections K and L
Cash to Close	\$35,503.00	\$35,148.96	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$539,588.79
01	Sale Price of Property	\$523,483.00
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	\$15,706.84
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	HOA HOMEOWNER RATE 10/16/23 to 04/01/24	\$398.95
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing		\$504,439.83
01	Deposit	\$15,600.00
02	Loan Amount	\$471,134.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05	Seller Credit	
Other Credits		
06	OPTION MONEY	\$1,682.00
07	REALTOR CREDIT	\$14,704.00
Adjustments		
08		
09		
10		
11		
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes to	
13	County Taxes 01/01/23 to 10/16/23	\$1,319.83
14	Assessments to	
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$539,588.79
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$504,439.83
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$35,148.96

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	

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 overdue 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 a security interest in

4713 FIREWHEEL CT, AUBREY, TX 76227-4780

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	\$3,746.04	Estimated total amount over year 1 for your escrowed property costs: Hazard Insurance Impounds Mortgage Insurance County Tax Impounds
Non-Escrowed Property Costs over Year 1	\$11,261.04	Estimated total amount over year 1 for your non-escrowed property costs: HOA Dues Lease/Ground Rent You may have other property costs.
Initial Escrow Payment	\$1,708.12	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$312.17	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.	\$1,065,858.12
Finance Charge. The dollar amount the loan will cost you.	\$590,044.32
Amount Financed. The loan amount available after paying your upfront finance charge.	\$465,502.08
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	6.513%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	121.933%



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

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)	Settlement Agent
Name	HIGHLAND HOMELOANS, LLC	REKONNECTION, LLC	TEXAS PARTNERS TITLE, LLC
Address	5700 GRANITE PARKWAY, SUITE 100 PLANO TX 75024	111 BORDEAUX CT COPPELL, TX 75019	5700 GRANITE PARKWAY #180 PLANO, TX 75024
NMLS ID	124684		
TX License ID		495497	2403658
Contact	JOHN VASSALLI	RAM KONARA	BRANDI RAE GOELLNER
Contact NMLS ID	475522		
Contact TX License ID		495497	2866754
Email	JOHN.VASSALLI@HIGHLANDHL.COM	RKONARA@YAHOO.COM	BGOELLNER@TEXASPARTNERSTITLE.COM
Phone	(214) 937-3602	(469) 964-2033	(972) 334-9000

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.

MALLIKARJUNA BODEPUDI

Date

BHAVYA PEDDI

Date

Addendum to Closing Disclosure

This Addendum includes **additional** information about the loan you have applied for. It does **not** replace any information disclosed on the Closing Disclosure.

BORROWER

BHAVYA PEDDI
9419 NEEDLES AVE UNIT 9419
FRISCO, TX 75035