

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 12/13/2023
Closing Date 12/14/2023
Disbursement Date 12/14/2023
Settlement Agent Easy Title Company, LLC
File # 2023-2469
Property 4110 Shade Tree Ln
 Lakeland, FL 33812
 Sale Price \$240,100

Transaction Information

Borrower Archana Konduru
 1459 Myrtle Oaks Trl
 Oviedo, FL 32765
Seller Bernice J. Puente
 5410 Mountain Farm Court
 Tampa, FL 33624
Lender AFMC Mortgage

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA
Loan ID # 2311047467
MIC #

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$180,000	NO
Interest Rate	7.625 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,274.03	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$1,274.03
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	365.55
Estimated Total Monthly Payment		\$1,639.58
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> <i>See page 4 for details</i>	\$575.55 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES NO

Costs at Closing		
Closing Costs	\$8,672.52	Includes \$4,119.83 in Loan Costs + \$5,517.69 in Other Costs - \$965.00 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$63,064.04	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	\$1,365.00				
01 0.122 % of Loan Amount (Points)	\$220.00				
02 Commitment Fee	\$395.00				
03 Lock In Fee		\$750.00			
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$889.00				
01 Appraisal Fee to VL Connect		\$725.00			
02 Credit Report to Universal Credit	\$150.00				
03 Flood Certification to ServiceLink National Flood	\$14.00				
04					
05					
06					
07					
08					
09					
C. Services Borrower Did Shop For	\$1,865.83				
01 Title - E-Recording Submission to Official Records Department	\$9.50				
02 Title - Lender's Title Insurance to Fidelity National Title Insurance	\$975.00				
03 Title - Municipal Lien Search to Camson Crown			\$180.00		
04 Title - Rundown and record fee to Qualia			\$40.00		
05 Title - Settlement Fee to Easy Title Company, LLC	\$550.00		\$500.00		
06 Title - Title Endorsement Fee to Fidelity National Title Insurance	\$331.33		\$291.33		
07 Title - Title Search Abstract to Fidelity National Title Insurance			\$110.00		
D. TOTAL LOAN COSTS (Borrower-Paid)	\$4,119.83				
Loan Costs Subtotals (A + B + C)	\$2,644.83	\$1,475.00			

Other Costs

E. Taxes and Other Government Fees	\$1,265.00				
01 Recording Fees Deed: \$18.50 Mortgage: \$256.50	\$275.00		\$14.75		
02 City/County Tax/Stamps to Official Records Department			\$1,680.70		
03 State Tax/Stamps to Official Records Department	\$630.00				
04 Transfer Taxes to Official Records Department	\$360.00				
F. Prepays	\$2,397.92				
01 Homeowner's Insurance Premium (12 mo.) to AMERICAN INTEGRITY		\$1,711.58			
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$38.13 per day from 12/14/23 to 1/1/24)	\$686.34				
04 Property Taxes (0 mo.) to POLK COUNTY				\$2,567.84	
05					
G. Initial Escrow Payment at Closing	\$1,096.65				
01 Homeowner's Insurance \$142.64 per month for 3 mo.	\$427.92				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$222.91 per month for 4 mo.	\$891.64				
04					
05					
06					
07					
08 Aggregate Adjustment	-\$222.91				
H. Other	\$758.12				
01 Broker Fee to XCellence Realty, Inc.			\$499.00		
02 HOA Estoppel Fee to HomeWise Docs			\$423.90		
03 HOA January Prepaid Assessments to Autumnwood Grove	\$263.12				
04 HOA Transfer Fee (optional) to HomeWiseDocs	\$200.00				
05 Listing Agent Commission to XCellence Realty, Inc			\$6,302.50		
06 Selling Agent Commission to Blissfull Real Estate			\$5,702.50		
07 Survey Fee (optional) to Landtec Surveying and Lien LLC	\$295.00				
08 Title - Owner's Title Insurance (optional) to Fidelity National Title Insurance			\$700.50		
I. TOTAL OTHER COSTS (Borrower-Paid)	\$5,517.69				
Other Costs Subtotals (E + F + G + H)	\$3,806.11	\$1,711.58			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$8,672.52				
Closing Costs Subtotals (D + I)	\$6,450.94	\$3,186.58	\$16,445.18	\$2,567.84	
Lender Credits	-\$965.00				



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)	\$9,288.00	\$8,672.52	YES · See Total Loan Costs (D) and Total Other Costs (I) .
Closing Costs Paid Before Closing	\$0	-\$3,186.58	YES · You paid these Closing Costs before closing .
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$60,100.00	\$60,100.00	NO
Deposit	\$0	-\$2,400.00	YES · You increased this payment. See Deposit in Section L .
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	-\$121.90	YES · See details in Section K and Section L .
Cash to Close	\$69,388.00	\$63,064.04	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION**K. Due from Borrower at Closing** \$246,039.04

01	Sale Price of Property	\$240,100.00
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	\$5,485.94
04		

Adjustments

05		
06		
07		

Adjustments for Items Paid by Seller in Advance

08	City/Town Taxes 12/14/23 to 10/01/24	\$215.05
09	County Taxes 12/14/23 to 01/01/24	\$118.61
10	Assessments to	
11	HOA 12/14/2023 to 12/31/2023	\$119.44
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing \$182,975.00

01	Deposit	\$2,400.00
02	Loan Amount	\$180,000.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05	Seller Credit	

Other Credits

06		
07		

Adjustments

08	Title Policy adjustment	\$575.00
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)	\$246,039.04
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$182,975.00
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$63,064.04

SELLER'S TRANSACTION**M. Due to Seller at Closing** \$240,553.10

01	Sale Price of Property	\$240,100.00
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 12/14/23 to 10/01/24	\$215.05
10	County Taxes 12/14/23 to 01/01/24	\$118.61
11	Assessments to	
12	HOA 12/14/2023 to 12/31/2023	\$119.44
13		
14		
15		
16		

N. Due from Seller at Closing \$103,651.64

01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$16,445.18
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	\$86,631.46
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	
09	Title Policy adjustment	\$575.00
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)	\$240,553.10
Total Due from Seller at Closing (N)	-\$103,651.64
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$136,901.46



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
4110 Shade Tree Ln, Lakeland, FL 33812

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	\$4,021.05	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance</i>
Non-Escrowed Property Costs over Year 1	\$2,310.00	Estimated total amount over year 1 for your non-escrowed property costs: <i>HOA Dues</i> You may have other property costs.
Initial Escrow Payment	\$1,096.65	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$365.55	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.	\$463,455.34
Finance Charge. The dollar amount the loan will cost you.	\$281,474.01
Amount Financed. The loan amount available after paying your upfront finance charge.	\$177,175.16
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	7.789 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	155.186 %



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 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	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	AFMC Mortgage		Blissful Real Estate	Xcellence Realty Inc	Easy Title Company, LLC
Address	360 Route 24 Chester, NJ 07930		1850 North Alafaya Trail Orlando, FL 32826	10508 North Kendall Drive Miami, FL 33176	120 E Pine Street Suite 11 Lakeland, FL 33801
NMLS ID	2756				
FL License ID	MLD1126			BK3233900	W449370
Contact	Ryan Harris		INDRA KASIREDDY	Robin Pascale	Stacy D. Sharp
Contact NMLS ID	39904				
Contact FL License ID	LO39114			SL3257059	W665518
Email	rharris@amfedmtg.com		indra@brefl.cm	robinpascale66@gmail.com	jamie.newsome@easytitlecompany.com
Phone	862-259-3113		407-443-2628	863-660-8068	863-624-3279

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.

DocuSigned by:

Archana Konduru

12/14/2023

Archana Konduru

Date



Addendum to Closing Disclosure

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

Borrower Sahithi Hamsa Vemuri
1187 Hollow Pine Dr
Oviedo, FL 32765

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.

DocuSigned by: Sahithi Hamsa Vemuri 12/14/2023
Sahithi Hamsa Vemuri Date

