Closing Disclosure

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

Closing Information 06/01/2023 Date Issued 06/02/2023 Closing Date 06/02/2023 Disbursement Date 06/02/2023 Settlement Agent MONARCH TITLE A File # M23-189 Property 22 Linda Ln Edison, NJ 08820-1 Sale Price \$473,500	Borrower Seller	tion Information Pinaki Mishra 10Q Reading Rd Edison, NJ 08817-2186 Estate of Alan Sabo and Monica O'Connor 22 Linda Ln Edison, NJ 08820 Rocket Mortgage, LLC	Loan Information Loan Term 30 years Purpose Purchase Product Fixed Rate Loan Type ⊠ Conventional □ FHA □ VA □ Loan ID # 3522037801 MIC #	
Loan Terms		Can this amount incre	ease after closing?	
Loan Amount	\$418,500	NO		
Interest Rate	6.125%	NO		
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$2,542.86	NO		
Prepayment Penalty		Does the loan have these features?		
Balloon Payment		NO		
Projected Payments				
Payment Calculation		Years 1-9	Years 10-30	
Principal & Interest	\$2,542.86 \$2,54		\$2,542.86	
Mortgage Insurance	+	76.73	+ —	
Estimated Escrow Amount can increase over time	+	865.14	+ 865.14	
Estimated Total Monthly Payment	\$3,484.73		\$3,408.00	
Estimated Taxes, Insurance & Assessments Amount can increase over time See page 4 for details	a monen		YES	
Costs at Closing				
Closing Costs	\$15,771.62 Includes \$5,802.55 in Loan Costs + \$9,969.07 in Other Costs - in Lender Credits. See page 2 for details.			
Cash to Close	\$35,395.39 Includes Closing Costs. See Calculating Cash to Close on page 3 for details			

Closing Cost Details

Clare Costs		Borrower-Paid			r-Paid	Paid By
Loan Costs	· · · · · · · · · · · · · · · · · · ·	At Closing Before Clo	sing.	At Closing	Before Closing	Others
A. Origination Charges		\$3,892.05				
01 0.93% of Loan Amount (Points)	THE RESIDENCE AND ADDRESS OF THE PARTY OF TH	\$3,892.05				41 44 000 00
02 Processing Fee						(L) \$1,250.00
03	ente la parier proportion de la participa de l					
04					<u> </u>	
B. Services Borrower Did Not Shop Fo	and the second s	\$510.50	1		₁	41.400= 00
01 Appraisal Fee	to Amrock, LLC	\$395.00				(L) \$235.00
D2 Credit Monitoring Service	to Factual Data	\$4.50				r
03 Credit Report	to UniversalCIS-FF	\$50.00			<u> </u>	
04 Flood Determination Fee 05 Flood Life of Loan Coverage	to CoreLogic Flood Services	\$8,00 \$5.00				
05 Life of Loan Tax Service	to CoreLogic Flood Services to CoreLogic Tax Services	\$48.00			\	
A.A	to corecogic rax services				1	
C. Services Borrower Did Shop For	11.12 · · · · · · · · · · · · · · · · · · ·	\$1,400.00				(I) 67F 00
01 Title-Closing Service Letter	to Monarch Title Agency				<u> </u>	(L) \$75.00 (L) \$100.00
02 Title-County Search 03 Title-Email Package	to Monarch Title Agency					(L) \$50.00
04 Title–Flood Certification	to Monarch Title Agency					(L) \$50.00 (L) \$10.00
05 Title-Lenders Title Policy	to Monarch Title Agency	61 275 00		· · · · · · · · · · · · · · · · · · ·		(L) \$581.00
06 Title-Metes & Bounds	to Monarch Title Agency	\$1,375.00				(L) \$50.00
07 Title—NJ Tidal Search Fee	to Monarch Title Agency to Monarch Title Agency					(L) \$50.00 (L) \$45.00
08 Title–Notary's Fees	to Monarch Title Agency					(L) \$40.00
09 Title–Notice of Settlement	to Monarch Title Agency	a prima respective in the primary in the contract of the contr				(L) \$55.00
10 Title-Overnight Charge	to Monarch Title Agency					(L) \$120.00
11 Title-Plat Fee	to Monarch Title Agency					(L) \$25.00
12 Title—Process Recordings	to Monarch Title Agency				 	(L) \$20.00
13 Title–Settlement or Closing Fee	to Monarch Title Agency				 	(L) \$575.00
14 Title–Survey	to Monarch Title Agency, Inc.	\$25.00 i			 	(1) 9373.00
15 Title—Tax & Assessment	to Monarch Title Agency	\$23.00 i				(L) \$45.00
16 Title-Title Examination Fee	to Monarch Title Agency					(L) \$100.00
1.7 Title-Upper Court Search	to Monarch Title Agency					(L) \$72.50
18 Title-Wire Fee-Closing Agent	to Monarch Title Agency					(L) \$30.00
D. TOTAL LOAN COSTS (Borrower-Pai		\$5,802.55				
Loan Costs Subtotals (A + B + C)	<u> </u>	\$5,802.55			ì	
Loan Cook oak Loan (T. D. C)					<u> </u>	
Other Costs						
E. Taxes and Other Government Fees		\$360.00	- 1			
	\$105.00 Mortgage: \$255.00	\$360.00 \$360.00	1		1	
02 Transfer Tax	to New Jersey	3300.00		\$3,920.60	1	
F. Prepaids	to recw sersey	\$5,387.80		73,320.00	·	
01 Homeowner's Insurance Premium ((ma)	35,567,60			1	
to the second of	(mo.)					
03 Prepaid Interest (\$71.20 per day fro		\$2,064.80				
04 Property Taxes (mo.)	511 0/2/25 to 7/1/25)	32,004.80				
05 Tax: Town (3 mo.) to Edison Towns	hin (2 ma) to Edican Township	\$2,754.00				
06 Walls In Insurance	(12 mo.) to Travelers Personal Insur Ance		59.00			
G. Initial Escrow Payment at Closing	(12 mo.) to mavelets reisonal illsui Ance		33.00			
		\$1,730.27			T	
01 Homeowner's Insurance	\$47.42 per month for 3 mo.	\$142.26				
02 Mortgage Insurance	per month for mo.	44.505.44			ļ	
03 Property Taxes	\$817.72 per month for 2 mo.	\$1,635.44			<u> </u>	
04 05 Aggregate Adjustment		\$-47.43				
					1	
H. Other		\$2,491.00	1			
01 Buyer Attorney Fee POC+Administr		\$200.00				
02 Escrow Fee	to Westgate Square II Condo As	\$632.00		 = محاط		
03 Overnight Payoff	to Monarch Title Agency			\$40.00		
04 Real Estate Commission	to Keller Williams			\$9,490.00	* \$ * * * * * * * * * * * * * * * * * * *	
05 Real Estate Commission	to Keller Williams	domo oo		\$9,790.00	 -	
06 Title-Owner's Title Policy (optional	·	\$259,00			 	
07 Transfer Fee	to Executive Property Manage	\$200.00				
08 Working Capital Contribution	to Westgate Square II Condo As	\$1,200.00			1	l
I. TOTAL OTHER COSTS (Borrower-Pa	aid)	\$9,969.07			1	ı
Other Costs Subtotals (E + F + G + H)		\$9,400.07 \$5	69.00		<u> </u>	
TOTAL CLOSING COCTS (S	n_:.11	A48 884 66				
J. TOTAL CLOSING COSTS (Borrower-	-raid)	\$15,771.62		Anc	1	do 470 7
Closing Costs Subtotals (D + I)		\$15,202.62 \$5	69.00	\$23,240.60	<u> </u>	\$3,478.50
Lender Credits						
		·				

Calculating Cash to Close	Use this table to see what has changed from your Loan Estimate.				
The same of the sa	Loan Estimate	Final	Did this change?		
Total Closing Costs (J)	\$13,227.00	\$15,771.62	YES See Total Loan Costs (D) and Total Other Costs (I)		
Closing Costs Paid Before Closing	\$0 i	-\$569.00	YES You paid these Closing Costs Before Closing		
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO		
Down Payment/Funds from Borrower	\$48,200.00	\$55,000.00	YES This amount has increased. See details in Section K and L.		
Deposit	\$0 (-\$36,150.00	YES This amount has increased. See Seller Credits in Section L		
Funds for Borrower	\$0 '	\$0	NO		
Seller Credits	\$0	\$0	NO		
Adjustments and Other Credits	\$801.00	\$1,342.77	YES See details in Sections K and L		
Cash to Close	\$62,228.00	\$35,395.39			

Seller Credits	\$0	\$0	NO	
Adjustments and Other Credits	\$801.00	\$1,342.77	YES See details in Sections K and L	
Cash to Close	\$62,228.00	\$35,395.39		
	Use this table to se		<u> </u>	
BORROWER'S TRANSACTION			SELLER'S TRANSACTION	
K. Due from Borrower at Closing		\$490,045.39	M. Due to Seller at Closing	\$474,842.77
01 Sale Price of Property		\$473,500.00	01 Sale Price of Property	\$473,500.00
02 Sale Price of Any Personal Property Included	in Sale	(02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)		\$15,202.62	03	
04		(04	
Adjustments	The state of the s	(05	
05			06	
06		(07	· · · · · · · · · · · · · · · · · · ·
07			08	
Adjustments for Items Paid by Seller in Advance	3		Adjustments for Items Paid by Seller in Advance	The second second residence is a first second secon
08 City/Town Taxes to	er a amana and an		09 City/Town Taxes to	
09 County Taxes to			1.0 County Taxes to	
10 Assessments to			11 Assessments to	COLUMN CONTRACTOR DE LA COLUMN
11 Tax: EDISON TOWNSHIP 06/02/23 to 06/30/2)3		12 Tax: EDISON TOWNSHIP 06/02/23 to 06/30/23	\$781.77
12 Sewer 06/02/23 to 06/30/23			13 Sewer 06/02/23 to 06/30/23	\$6.33
13 HOA/Condo Dues			14 HOA/Condo Dues	\$386.67
14 HOA/Condo Dues			15 HOA/Condo Dues	\$168.00
15	Br		and the contract of the contra	\$100,00
The street contribution of the street of the			1.6	
L. Paid Already by or on Behalf of Borrower at C	losing	\$454,650.00	N. Due from Seller at Closing	\$23,240.60
01 Deposit	aoaing	of part of the N	21 Excess Deposit	\$23,240.00
02 Loan Amount			D2 Closing Costs Paid at Closing (J)	\$23,240.60
03 Existing Loan(s) Assumed or Taken Subject to			32 Existing Loan(s) Assumed or Taken Subject to	\$23,240.00
04		+	24 Payoff of First Mortgage Loan	The second resource on the second of
05 Seller Credit			experience and depression of the control of the con	and the second terms of th
Other Credits	~····		D5 Payoff of Second Mortgage Loan	
06			07	
07				
			08 Seller Credit	
Adjustments .			09	
08	····		10	
09			11	· · · · · · · · · · · · · · · · · · ·
10			12	
11			13	
Adjustments for Items Unpaid by Seller			Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to		· · · · · · · · · · · · · · · · · · ·	14 City/Town Taxes to	
13 County Taxes to			15 County Taxes to	
14 Assessments to			16 Assessments to	
15			17	
1.6			18	
17			19	
			an manufactures processed and it and context is a manufact. The Art and discontinuous context is a first to the Art and discon	
CALCULATION			CALCULATION	
Total Due from Borrower at Closing (K)			Total Due to Seller at Closing (M)	\$474,842.77
Total Paid Already by or on Behalf of Borrower a	t Closing (L)	-\$454,650.00	Total Due from Seller at Closing (N)	-\$23,240.60
Cash to Close ⊠ From ☐ To Borrower		\$35,395.39	Cash □ From 図 To Seller	\$451,602.17



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.

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 22 Linda Ln, Edison, NJ 08820-1192

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	\$11,302.44	Estimated total amount over year 1 for your escrowed property costs: Condo Walls in Insurance, Property Taxes
Non-Escrowed Property Costs over Year 1	\$4,788.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner Association Dues You may have other property costs.
Initial Escrow Payment	\$1,730.27	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$941.87	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	\$0.00	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.			
Escrow Waiver Fee	\$0.00				

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. \$931,353,60 mortgage insurance, and loan costs, as scheduled. Finance Charge. The dollar amount the loan will \$510,996.10 cost you. Amount Financed. The loan amount available after \$412,490.15 paying your upfront finance charge. Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your 6.405% interest rate.

Total Interest Percentage (TIP). The total amount

percentage of your loan amount.

of interest that you will pay over the loan term as a

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

119.232%

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
Name	Rocket Mortgage, LLC	Keller Williams Elite	Keller Williams	MONARCH TITLE AGENCY INC
Address	1050 Woodward Ave Detroit, MI 48226-1906	481 MEMORIAL PKWY METUCHEN, NJ 08840	481 MEMORIAL PKWY Metuchen, NJ 08840	427 White Horse Ave Trenton, NJ 08610
NMLS ID	3030	** * ** ·	AND PROPERTY OF THE PROPERTY O	*** *** *** *** *** *** *** *** *** **
NJ License ID		0458706	0458706	0235757
Contact	Daniel K Ross	Mindy Brezak	Claudia Jaeger	Janet Lucidi
Contact NMLS ID	1941874	,		
Contact NJ License ID		2221202	1752997	0100542
Email	DanielRoss@rocketmortgage.com	mindybrezak@kw.com	claudia.jaeger@kw.com	janet@monarchnj.com
Phone	(800) 226-6308	(732) 549-1998	(732) 762-6870	(609) 586-9911

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

06/02/2 023