

# 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 02/21/2017  
 Closing Date 02/27/2017  
 Disbursement Date 02/27/2017  
 Settlement Agent STEWART TITLE AND ESCROW, INC.  
 File # 1700120  
 Property 223 BEACON DRIVE  
 STERLING, VA 20164  
 Sale Price \$378,000.00

## Transaction Information

Borrower KHADEER KHAN PATHAN  
 21128 BOSTON TERRACE 323  
 STERLING, VA 20166  
 Seller IRVEN CHILCOAT and SANDRA CHILCOAT  
 223 BEACON DRIVE  
 STERLING, VA 20164  
 Lender STEARNS LENDING, LLC

## Loan Information

Loan Term 30 years  
 Purpose Purchase  
 Product FIXED RATE  
 Loan Type  Conventional  FHA  
 VA  \_\_\_\_\_  
 Loan ID # 5800777731  
 MIC #

Loan Terms		Can this amount increase after closing?
Loan Amount	\$359,100	NO
Interest Rate	4.50%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,819.51	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$1,819.51
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	369.03
Estimated Total Monthly Payment		\$2,188.54
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$444.03 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOMEOWNER ASSOCIATION 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	\$10,810.62	Includes \$4,619.58 in Loan Costs + \$6,194.81 in Other Costs - \$3.77 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$15,832.40	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>		\$2,291.66				
01	0.304% of Loan Amount (Points) to STEARNS LENDING, LLC	\$1,091.66				
02	ADMINISTRATION FEE to STEARNS LENDING, LLC	\$1,200.00				
03						
04						
05						
06						
07						
<b>B. Services Borrower Did Not Shop For</b>		\$565.92				
01	APPRAISAL FEE to SB APPRAISAL SERVICES, LLC	\$475.00				
02	CREDIT REPORT FEE to CORELOGIC CREDCO	\$18.92				
03	FLOOD CERTIFICATION FEE to CORELOGIC FLOOD SERVICES	\$4.00				
04	TAX SERVICE FEE to LOANCARE	\$68.00				
05						
06						
07						
08						
09						
10						
<b>C. Services Borrower Did Shop For</b>		\$1,762.00				
01	TITLE – BINDER to STEWART TITLE & ESCROW, INC	\$150.00				
02	TITLE – CLOSING PROTECTION LET to STEWART TITLE GUARANTY COMPANY	\$20.00				
03	TITLE – EXAMINATION to STEWART TITLE AND ESCROW, INC.	\$175.00				
04	TITLE – INSURANCE/LENDERS to STEWART TITLE & ESCROW, INC	\$1,022.00				
05	TITLE – SETTLEMENT/ESCROW/CLOS to STEWART TITLE AND ESCROW, INC.	\$395.00				
06						
07						
08						
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>		\$4,619.58				
Loan Costs Subtotals (A + B + C)		\$4,619.58				
<b>Other Costs</b>						
<b>E. Taxes and Other Government Fees</b>		\$2,556.00				
01	Recording Fees Deed: \$43.00 Mortgage: \$56.00	\$99.00				
02	COUNTY TRANSFER TAX to CLERK OF THE CIRCUIT COURT	\$614.25				
03	STATE TRANSFER TAX FEE to CLERK OF THE CIRCUIT COURT	\$1,842.75				
<b>F. Prepays</b>		\$656.78				
01	Homeowner's Insurance Premium (12 mo.) to HOMESITE INSURANCE COMPANY	\$567.00				
02	Mortgage Insurance Premium ( mo.)					
03	Prepaid Interest (\$44.89 per day from 2/27/17 to 3/1/17)	\$89.78				
04	Property Taxes ( mo.)					
05						
<b>G. Initial Escrow Payment at Closing</b>		\$1,561.67				
01	Homeowner's Insurance \$47.25 per month for 3 mo.	\$141.75				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$321.78 per month for 6 mo.	\$1,930.68				
04						
05						
06						
07						
08	Aggregate Adjustment	-\$510.76				
<b>H. Other</b>		\$1,420.36				
01	HOA DUES to MIRROR RIDGE HOA	\$222.50				
02	HOA TRANSFER FEE to TWC ASSOCIATION MANAGE	\$54.66				
03	REAL ESTATE ADMIN FEE to ALLURI REALTY, INC.	\$195.00				
04	TITLE – INSURANCE/OWNERS (OPT) to STEWART TITLE & ESCROW, I	\$948.20				
05						
06						
07						
08						
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>		\$6,194.81				
Other Costs Subtotals (E + F + G + H)		\$6,194.81				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>		\$10,810.62				
Closing Costs Subtotals (D + I)		\$10,814.39				
Lender Credits (Includes \$3.77 credit for increase in Closing Costs above legal limit)		-\$3.77				

## 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)	\$13,432.00	\$10,810.62	YES • See Total Loan Costs (D) and Total Other Costs (I) • Increase exceeds legal limits by \$3.77. See Lender Credits on page 2 for credit of excess amount.
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$18,900.00	\$18,900.00	NO
Deposit	-\$5,000.00	-\$5,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$958.00	\$0	YES • See Seller Credits in Section L
Adjustments and Other Credits	-\$20,000.00	-\$8,878.22	YES • See details in Sections K and L
Cash to Close	\$6,374.00	\$15,832.40	

## Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing	\$388,949.61	M. Due to Seller at Closing	\$378,138.99
01 Sale Price of Property	\$378,000.00	01 Sale Price of Property	\$378,000.00
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)	\$10,810.62	03	
04		04	
Adjustments		05	
05		06	
06		07	
07		08	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to		09 City/Town Taxes to	
09 County Taxes to		10 County Taxes to	
10 Assessments to		11 Assessments to	
11 HOA DUES 01/01/17 to 02/27/17	\$138.99	12 01/01/17 to 02/27/17	\$138.99
12		13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing	\$373,117.21	N. Due from Seller at Closing	\$1,357.21
01 Deposit	\$5,000.00	01 Excess Deposit	
02 Loan Amount	\$359,100.00	02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	
05 Seller Credit		05 Payoff of Second Mortgage Loan	
Other Credits		06	
06		07	
07		08 Seller Credit	
Adjustments		09	
08 REALTOR CREDIT	\$7,660.00	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 01/01/17 to 02/27/17	\$603.01	15 County Taxes 01/01/17 to 02/27/17	\$603.01
14 Assessments to		16 Assessments to	
15 RENT BACK 02/27/17 to 03/08/17	\$754.20	17 RENT BACK 02/27/17 to 03/08/17	\$754.20
16		18	
17		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$388,949.61	Total Due to Seller at Closing (M)	\$378,138.99
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$373,117.21	Total Due from Seller at Closing (N)	-\$1,357.21
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$15,832.40	Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$376,781.78

# 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  
223 BEACON DRIVE, STERLING, VA 20164

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	\$4,428.40	Estimated total amount over year 1 for your escrowed property costs: Hazard Insurance County Property Taxes
Non-Escrowed Property Costs over Year 1	\$900.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner Association Dues  You may have other property costs.
Initial Escrow Payment	\$1,561.67	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$369.03	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.	\$659,730.62
Finance Charge. The dollar amount the loan will cost you.	\$298,789.70
Amount Financed. The loan amount available after paying your upfront finance charge.	\$356,231.56
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.566%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	82.431%



**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
Name	STEARNS LENDING, LLC	ALLURI REALTY, INC	KELLER WILLIAMS REALTY	STEWART TITLE AND ESCROW, INC.
Address	4 HUTTON CENTRE DRIVE, 10TH FLOOR SANTA ANA, CA 92707-8788	12359 SUNRISE VALLEY DRIVE SUITE 260 RESTON, VA 20191	20130 LAKEVIEW CENTER PLZ SUITE 110 ASHBURN, VA 20147	10505 JUDICIAL DRIVE #300 FAIRFAX, VA 22030
NMLS ID	1854			
VA License ID		0226007292	0226018860	109188
Contact	DAVE VENUGOPAL	SAINATH V. ALLURI	MARK FEATHERSTONE	KATHY MARSHALL
Contact NMLS ID	484239			
Contact VA License ID		0225189620	0225164052	
Email	DVENUGOPAL@STEARNS.COM	ALLURI.SAI@GMAIL.COM	MEFEATHERSTONE@GMAIL.COM	KATHY.MARSHALL@STEWART.COM
Phone	(571)732-3455	(703)376-4745	(703)430-9008	(703)709-0600

## 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.

*KHADEER KHAN PATHAN 2/21/2017 03:35:30 P.M. MST*

KHADEER KHAN PATHAN

Date

## Addendum to Closing Disclosure

**PATHAN**  
Loan #: 580077731  
MIN: 10018335800777310

I have carefully reviewed the Closing Disclosure and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further confirm that I have received a copy of the Closing Disclosure.

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- SELLER - IRVEN CHILCOAT - DATE -

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- SELLER - SANDRA CHILCOAT - DATE -

I have provided a Closing Disclosure or settlement statement, e.g., ALTA, which to the best of my knowledge, is a true and accurate statement evidencing all settlement costs to the borrower and seller.

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SETTLEMENT AGENT:  
KATHY MARSHALL

---

DATE

**WARNING:** *It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.*



# Itemization of Fees

PATHAN  
Loan #: 5800777731

Date: **FEBRUARY 21, 2017**

Lender: **STEARNS LENDING, LLC**

Borrower(s): **KHADEER KHAN PATHAN**

Property Address: **223 BEACON DRIVE, STERLING, VA 20164**

The following is a list of fees which are anticipated to be charged in connection with your loan.

### Fees to Be Paid on Your Account by You or Others

Paid by S* Seller L* Lender K* Broker R* Branch O* Other	Paid Outside of Closing	Amounts Paid by Others	Amounts Paid by You
0.304% OF LOAN AMOUNT (POINTS) to STEARNS LENDING, LLC			\$1,091.66
ADMINISTRATION FEE to STEARNS LENDING, LLC			\$1,200.00
APPRAISAL FEE to SB APPRAISAL SERVICES, LLC			\$475.00
CREDIT REPORT FEE to CORELOGIC CREDCO			\$18.92
FLOOD CERTIFICATION FEE to CORELOGIC FLOOD SERVICES			\$4.00
TAX SERVICE FEE to LOANCARE			\$68.00
TITLE - BINDER to STEWART TITLE & ESCROW, INC			\$150.00
TITLE - CLOSING PROTECTION LET to STEWART TITLE GUARANTY COMPANY			\$20.00
TITLE - EXAMINATION to STEWART TITLE AND ESCROW, INC.			\$175.00
TITLE - INSURANCE/LENDERS to STEWART TITLE & ESCROW, INC			\$1,022.00
TITLE - SETTLEMENT/ESCROW/CLOS to STEWART TITLE AND ESCROW, INC.			\$395.00
DEED RECORDING FEE			\$43.00
COUNTY TRANSFER TAX to CLERK OF THE CIRCUIT COURT			\$614.25
MORTGAGE RECORDING FEE			\$56.00
STATE TRANSFER TAX FEE to CLERK OF THE CIRCUIT COURT			\$1,842.75
HOMEOWNERS INSURANCE to HOMESITE INSURANCE COMPANY			\$567.00
Prepaid Interest (\$44.89 per day from 2/27/17 to 3/1/17)			\$89.78
HAZARD INSURANCE to HOMESITE INSURANCE COMPANY (3 months @ \$47.25 per month)			\$141.75
COUNTY PROPERTY TAXES to LOUDOUN COUNTY TREASURER'S OFFICE (6 months @ \$321.78 per month)			\$1,930.68
AGGREGATE ADJUSTMENT			\$-510.76
HOA DUES to MIRROR RIDGE HOA			\$222.50
HOA TRANSFER FEE to TWC ASSOCIATION MANAGEMENT			\$54.66
REAL ESTATE ADMIN FEE to ALLURI REALTY, INC.			\$195.00
TITLE - INSURANCE/OWNERS (OPT) to STEWART TITLE & ESCROW, INC			\$948.20

### Acknowledgment

I/We, the Borrower(s), hereby acknowledge receipt of this Itemization.

*KHADEER KHAN PATHAN 2/21/2017 03:35:30 P.M. MST*

- BORROWER - KHADEER KHAN PATHAN - DATE -

