



**3a. ORIGINATION FEE:** The origination fee is \$ \_\_\_\_\_ ( \_\_\_\_\_ % of the loan amount).

**3b. DISCOUNT POINTS:** The discount points are \$ \_\_\_\_\_ ( \_\_\_\_\_ % of the loan amount).

**4. TOTAL POINTS:** \_\_\_\_\_ %. These points are to be paid by \_\_\_\_\_ (date).

**5. COMMITMENT FEE:** The commitment fee is \$ \_\_\_\_\_ ( \_\_\_\_\_ % of the loan amount).

**6. MONTHLY PAYMENT OF PRINCIPAL AND INTEREST:** The monthly payment of principal and interest is \$ \_\_\_\_\_. (If this is an adjustable rate mortgage, this is your initial monthly payment of principal and interest.)

**7. EXPIRATION DATE:**  
The above rate and points are guaranteed until \_\_\_\_\_, which is the lock expiration date. However, this loan approval/loan commitment expires on \_\_\_\_\_.  
**Note:** Approval expiration indicates the date that the credit documents used to approve the loan will expire. Lock expiration indicates the date your interest rate and points expire.

**8. MORTGAGE BROKER FEE:**  
As compensation for its services, your Mortgage Broker will be paid as checked below:

You will pay your mortgage broker, upon your signed acceptance of this commitment  or at closing  a fee in the amount of \_\_\_\_\_ % of the loan amount or \$ \_\_\_\_\_.

We will pay your mortgage broker a fee of \$ \_\_\_\_\_ or \_\_\_\_\_ % of the loan amount. The compensation your mortgage broker will receive from us for its services is included in the rate, points, fees, and terms of your loan as quoted in this commitment. Such compensation may not be based on the terms or conditions of your loan, such as your interest rate or loan program. Compensation will be calculated according to the terms of our agreement with the mortgage broker, which may provide for payment based on a percentage of your loan amount, the quality of the loans we have submitted to the lender in the past, or other factors that are permitted by applicable law.

**9. HAZARD INSURANCE:** Prior to closing, you shall furnish this office with an original hazard insurance policy or a binder agreement satisfactory to us. Hazard insurance coverage must be for \$ \_\_\_\_\_ or contain a "Guaranteed Home Replacement Cost Endorsement," whichever is lower. We cannot require you to obtain a policy which exceeds the guaranteed replacement cost of the improvements securing the loan.

**10. FLOOD INSURANCE:**  
 Flood insurance will be required as a condition of this loan.

**11. PRIVATE MORTGAGE INSURANCE ("PMI"):** PMI  is  is not required as a condition of making this loan.

**12. REAL ESTATE TAX AND HAZARD INSURANCE ESCROWS:**

At closing, an escrow impound account will be established and an initial escrow deposit will be required in accordance with RESPA.

**13. ASSUMPTION:** Someone buying your house:

MAY NOT ASSUME YOUR LOAN

MAY ASSUME YOUR LOAN UNDER THE FOLLOWING CONDITIONS:

**14. OTHER CONDITIONS:** See Attachment "A" - Conditions To Be Satisfied Before Closing attached hereto and incorporated herein by this reference for additional conditions that must be satisfied prior to closing.

**15. PREPAYMENT PENALTY:**

This mortgage contains a prepayment penalty. The amount of, or the formula for calculating, the prepayment penalty is as shown in Prepayment Penalty Disclosure, which Lender will provide to you separately.

**16. ACCEPTANCE OF COMMITMENT:**

Please indicate your acceptance of this Commitment by signing it and returning it to us with the Commitment Fee of \$ \_\_\_\_\_ by \_\_\_\_\_ (date) \_\_\_\_\_.

By: \_\_\_\_\_  
(Lender's Signature)

Date: \_\_\_\_\_

This loan approval does not disclose all of the fees and charges that you may be obligated to pay in connection with your loan. The specific terms of your loan will be contained in the promissory note, security instrument and other related loan documents that you will receive and sign in connection with your loan. You should read and become familiar with all of the terms and conditions of your loan documents before you sign them. If you sign this loan approval, and you do not close this loan in accordance with the described terms, you may lose some or all of the fees or charges you have paid.

I/We hereby accept this loan approval and all conditions set forth herein and agree to proceed with the closing of the loan. Thank you for choosing to provide your mortgage financing needs. Please signify your acceptance and understanding of this approval notice and its terms by signing below. A signed copy must be returned to our office by mail or fax prior to your loan closing. It is recommended that you retain a copy for your records. Our address is:

Telephone Number:  
Fax Number:

\_\_\_\_\_  
Borrower Date

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Borrower Date

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Borrower Date

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Borrower Date

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Borrower Date

**ATTACHMENT "A"**  
**CONDITIONS TO BE SATISFIED BEFORE CLOSING**