# Annotated forms for TILA-RESPA Integrated Disclosure

**Loan Estimate Disclosure** 



This annotated form is intended to provide a starting point for analysis of the relevant regulatory text. For complete and definitive requirements, please refer to the rule and its Official Interpretations. This annotated form does not represent legal interpretation, guidance, or advice of the Bureau. This document does not bind the Bureau and does not create any rights, benefits, or defenses, substantive or procedural, which are enforceable by any party in any manner.

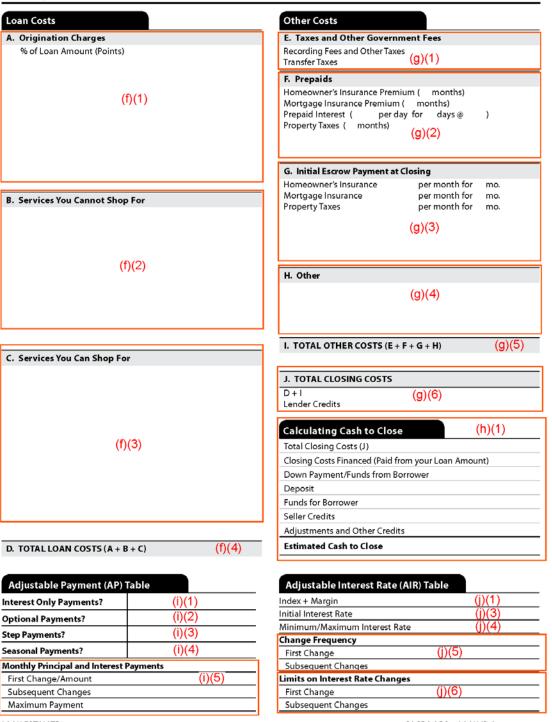
#### 12 CFR 1026.37

Bank Name - (a)(3)		Save this	Save this Loan Estimate to compare with your Closing Disclosure. (a)		
Loan Estimate (a)(1)  DATE ISSUED (a)(4) APPLICANTS (a)(5)  PROPERTY (a)(6) SALE PRICE (a)(7)		LOAN TERM (a) (8)  PURPOSE (a) (9)  PRODUCT (a) (10)  LOAN TYPE   Conventional   FHA   VA   (a) (11)  LOAN ID # (a) (12)  RATE LOCK   NO   YES, until   (a) (13)  Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on			
Loan Terms		Can this	amount increase	after closing?	
Loan Amount	(b)(1)				
Interest Rate	(b)(2)		(	b)(6)	
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	(b)(3)				
	Does the loan have these features?				
Prepayment Penalty		(b)(4)		(b)(7)	
Balloon Payment		(b)(5)			
Projected Payments					
Payment Calculation	(c)(3)				
Principal & Interest  Mortgage Insurance  Estimated Escrow  Amount can increase over time	(c)(2)				
Estimated Total Monthly Payment					
Estimated Taxes, Insurance & Assessments Amount can increase over time	(c)(4)	$\square$ Other:	axes er's Insurance on page 2 for escrowed	In escrow?  I property costs. You must pay for other	
Costs at Closing		(d)(1)			
Estimated Closing Costs	Includes in Loan Costs + in Other Costs – in Lender Credits. See page 2 for details.				
Estimated Cash to Close	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.    From   To Borrower				

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LOAN ESTIMATE

#### **Closing Cost Details**



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### **Additional Information About This Loan**

Comparisons

LENDER NMLS/ LICENSE ID	(k)(1)	MORTGAGE BROKER NMLS/ LICENSE ID
LOAN OFFICER	(k)(2)	LOAN OFFICER NMLS/ LICENSE ID
NMLS/ LICENSE ID EMAIL	(1) (0)	EMAIL
PHONE	(k)(3)	PHONE

Use these measures to compare this loan with other loans.

In 5 Years		(1)(1)	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.	
Annual Percent	age Rate (A	APR) (I)(2)	Your costs over the loan term expressed as a rate. This is not your interest rate.	
Total Interest Percentage (TIP)		(TIP) (I)(3)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	
Other Conside	erations			
Appraisal	(m)(1)	appraisal. We wi	n appraisal to determine the property's value and charge you for this Il promptly give you a copy of any appraisal, even if your loan does not close. an additional appraisal for your own use at your own cost.	
Assumption	(m)(2)	If you sell or transfer this property to another person, we  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.		
Homeowner's Insurance	(m)(3)	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.		
Late Payment	(m)(4)	If your payment is more than days late, we will charge a late fee of		
Refinance	(m)(5)		loan will depend on your future financial situation, the property value, and ns. You may not be able to refinance this loan.	
Servicing	(m)(6)		ur loan. If so, you will make your payments to us. rvicing of your loan.	

Confirm Receipt		(n)	
By signing, you are only confirming th received this form.	at you have received	this form. You do not have to accept this l	loan because you have signed or
Applicant Signature	Date	Co-Applicant Signature	Date

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## Resources

Where can I find a copy of the rule on Integrated Mortgage Disclosures under the Real Estate Settlement Procedures Act and the Truth in Lending Act and get more information about it?

You will find the 2013 Integrated Disclosures Rule on the Bureau's website at http://www.consumerfinance.gov/regulations/integrated-mortgage-disclosures-under-the-real-estate-settlement-procedures-act-regulation-x-and-the-truth-in-lending-act-regulation-z/.

In addition to a complete copy of the January 2013 final rule, that web page also contains:

The preamble, which explains why the Bureau issued the rule; the legal authority and reasoning behind the rule; responses to comments; and analysis of the benefits, costs, and impacts of the rule
Official Interpretations of the rule

Useful resources related to regulatory implementation are also available at http://www.consumerfinance.gov/regulatory-implementation/.

**□** Other implementation support materials

To subscribe to email updates about Bureau regulations and when additional implementation resources become available, please submit your email address within the "Email updates about mortgage rule implementation" box here.