

Your actual rate, payment and costs could be higher. Get an official Loan estimate before choosing a loan.



Buyer's Closing Costs Prepared For	New Client	Address: Scottsdale AZ 85251	Print Date: 07/09/2020
Loan Type	90.00 % Conventional		Est. Closing Date: 08/23/2020
Sales Price	300,000.00	Term Yrs	Int. Rate
1st Loan Amount	270,000.00	30	3.5000
2nd Loan Amount	0.00		
Down Payment	30,000.00 A		
	Closing Costs		
Escrow or Settlement	630.00		
Owner Title Policy	0.00		
Lenders Title Policy	812.00		
New Loan Service Fee	0.00		
Discount 0.00 %	0.00		
Origination Fee	2,700.00	5	Months Taxes 0.8000 % 1,000.00
Processing Fee	395.00	15	Months Insurance 3.00 % 1125.00
Tax Service Contract	85.00	30	Days Interest 787.50
Document Preparation	250.00		2 Months PMI 351.00
Underwriting	425.00		Other 0.00
Appraisal	450.00		Total Prepaid Items 3,263.50 C
Credit Report	60.00		
City Transfer Tax	0.00		
Other	0.00		
Home Warranty	450.00		
Flood Cert	25.00		
Other	0.00		
Endorsement	150.00		
Notary/Signing Fee	0.00		
Seller Pd CC (enter with -)	0.00		
Other	0.00		
Other	0.00		
Other	0.00		
Total Closing Costs	6,432.00 B		

Prepays & Impounds	
5	Months Taxes 0.8000 % 1,000.00
15	Months Insurance 3.00 % 1125.00
30	Days Interest 787.50
	2 Months PMI 351.00
	Other 0.00
Total Prepaid Items 3,263.50 C	
Payment Breakdown	
Principal and Interest	1,212.42
Real Estate Taxes	200.00
Home Owner Insurance	75.00
Monthly M.I.P	175.50
HOA	0.00
Other	0.00
Total Payment (PITI)	1,662.92

Estimated Tax Prorations 0.00
A+B+C=Total Cash Investment 39,695.50

These are estimated fees. Actual fees may vary. The information contained herein is being provided for informative purposes only and cannot be relied upon for accuracy. Property taxes are presumed to be reliable but are not guaranteed. Please contact your local First American office for any questions about costs or fees.

Prepared By: Jay Bru

I have received a copy of this estimate:

Buyer _____ Date _____ Buyer _____ Date _____

Title Fees provided by First American Title Company

Relevant Dates

Event	Date	Day
Mail By Date	08/17/2020	Monday
Borrower Receipt Date	08/20/2020	Thursday
Consummation Date	08/23/2020	Sunday

August 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
16 Not a Business Day	17 MAIL	18 Business Day 1	19 Business Day 2	20 Business Day 3 RECEIPT Business Day 3 Before Consummation	21 Business Day 2 Before Consummation	22 Business Day 1 Before Consummation
23 CONSUMMATION Not a Business Day	24	25	26	27	28	29

Certain variables may need to be considered in determining the dates, including transaction-specific items, which are beyond the functionality provided by the First American's Closing/Consummation Date calculator. The accuracy of the timings obtained through the use of this calculator are dependent upon the accuracy of the information entered into the calculator. First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility or liability for errors or omissions. User is responsible for compliance with applicable law. First American, the eagle logo, and First American Title are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

The calculations provided in this quote are estimates for the selected Title Insurance Policies and Closing Costs. The calculations exclude Endorsements and Recording Fees.

Policy Calculation Summary(For Closing Disclosure Pg.3 Title Premium Adjustment Amounts See End of Document)								
FACC Product Name	Description	Premium/Fee Calculations	Section	Disclosure Form Description	Rounded Amount (for Loan Estimate)		Unrounded Amount (for Closing Disclosure)	
Eagle Owner's Policy	Owner's premium (Full premium rate - Actual)	\$1,472.00			Buyer	Seller (Not Disclosed)	Buyer	Seller
ALTA Loan Policy - Extended	Loan simultaneous charge (Actual)	+\$812.00						
	Total at actual premium rates	\$2,284.00						
ALTA Loan Policy - Extended	Loan premium (Full premium rate - Disclosed)	-\$1,498.00	B or C	Title Title Insurance	\$1,498.00	\$0.00	\$1,498.00	\$0.00
Eagle Owner's Policy	Owner's premium (Incremental cost - Disclosed)	\$786.00	H	Title Title Insurance (optional)	\$0.00	\$786.00	\$0.00	\$786.00
Total for Disclosure Forms					\$1,498.00	\$786.00	\$1,498.00	\$786.00
Grand Total (For Comparison to Actual)					\$2,284.00		\$2,284.00	

	LE	CD
Section B or C: Lender's Title Insurance	\$2,758.00	\$2,758.00
Title - Lender's Title Insurance(ALTA Loan Policy - Extended)	\$1,498.00	\$1,498.00
Liability Amount	\$270,000.00	
Rate Type	Basic	
Title - Basic Escrow Fee (Sale and Loan Fee)	\$1,260.00	\$1,260.00
E- Taxes and other Government Fees Section		
	LE	CD
Recording Fees		
Recording Fees were not requested for calculation.		
Section H: Owner's Title Insurance	\$786.00	\$786.00
Title - Owner's Title Insurance (optional) (Eagle Owner's Policy)	\$786.00	\$786.00
Liability Amount	\$300,000.00	
Rate Type	Basic	
GRAND TOTAL	\$3,544.00	\$3,544.00

	Buyer	Seller	Total (Buyer + Seller)
Total for Title Fees - Actual	\$812.00	\$1,472.00	\$2,284.00
Total for Title Fees - Disclosed	\$1,498.00	\$786.00	\$2,284.00
For Closing Disclosure Pg.3 - Title Premium Adjustment Amount	-\$686.00	\$686.00	\$0.00

Disclaimer Regarding Simultaneous Title Insurance Premium Rate in Purchase Transactions:

For most policies, in order to comply with federal consumer protection laws, including, but not limited to, the Truth in Lending Act, the Real Estate Settlement Procedures Act, and the regulations and other guidance promulgated pursuant thereto, the premium when a special rate may be available based on the simultaneous issuance of a loan policy and an owner's policy will be calculated and disclosed as follows:

1. The title insurance premium for a lender's title policy is calculated using the full rate based on the principal of the loan amount (including lender's endorsements).
2. The title insurance premium for an owner's policy is calculated using the full rate (including owner's endorsements) based on the full market value/purchase price, adding the simultaneous issuance premium for the lender's coverage, and then subtracting the full premium for lender's coverage (as calculated in item 1 above).

Disclaimer

The First American Comprehensive Calculator (FACC) is an Internet-based platform, which provides our customers with a user-friendly method of obtaining estimates for certain categories of settlement related costs. There may be variables that need to be considered in determining the final rate to be charged, including geographic and transaction-specific items, which are beyond the functionality provided by the FACC. All estimates obtained through the use of this calculator are dependent upon the accuracy of the information entered into the calculator. Please contact your local First American office or agent to confirm your quote. Contact information for First American offices and agents in your area is available at www.firstam.com.