

THE BASIC FACTS ABOUT YOUR MORTGAGE LOAN

Borrower: _____ Property address: _____

Lender: _____

Amount of loan: \$ _____, which is _____% of the property's appraised value.
Your loan is for _____ years. Its final maturity date is _____.
The type of loan you have: _____

Your beginning interest rate is _____%. This rate is good for _____ months/years. The rate and your payment can go higher on _____ and each _____ months after that.

Today's estimate of how high the rate will go, called the fully indexed rate, is _____%.
The maximum possible rate on your loan is _____%.

THIS LOAN IS BASED IS BASED ON YOUR MONTHLY INCOME OF \$ _____.

Your beginning rate = a monthly loan payment of \$ _____ = _____% of your income.
-including taxes and insurance this is about \$ _____ = _____% of your income.

The fully-indexed rate = a loan payment of \$ _____ = _____% of your income.
-including taxes and insurance this is about \$ _____ = _____% of your income.*

*This is called your fully indexed housing expense ratio.

Special factors you must be aware of:

- A prepayment fee of \$ _____ must be paid if _____.
- A "balloon payment" of \$ _____ to pay off your loan will be due on _____.
- You do/do not have a "payment option" loan. If you do, make sure you really understand what this means. Start with the definition on p. 3.

Total "points" plus estimated other costs and fees due at closing are \$ _____.

FOR QUESTIONS CONTACT: Name: _____

Phone: _____ e-mail: _____

**See definitions of underlined terms and guidelines on pages 2-3.
DO NOT SIGN THIS IF YOU DON'T UNDERSTAND IT!**

Borrower Date

Authorized Signer of Lender Date

Borrower Date