



“To simplify complications is the first essential of success” ~ George Earle Buckle

The Good Faith Estimate (GFE) mandated fourteen months ago is in my opinion creating more and not less uncertainty for consumers. The GFE just doesn't tell them what they want to know. The form tells them what the lender is going to charge. The form tells them what the seller might pay for title insurance. The form tells them what other settlement service providers might charge. The rule that created the form results in some lenders grossly over estimating settlement costs. That avoids cutting the dreaded out of tolerance check at closing but seriously, how does that help the consumer?

The consumer wants to know “What will my total payment be?” The GFE gives them some of the parts of the payment, but not everything, like the tax escrow amount. The consumer wants to know “How much money will I have to bring to the closing?” There's nothing remotely close to that answer on the form. The GFE does tell them their interest rate, which they want to know for comparison purposes. But by itself that information doesn't help them complete their transaction.

One of the mandates of the new federal Bureau of Consumer Finance Protection (CFP) is to combine the Good Faith Estimate disclosure form with the even less useful Truth in Lending Disclosure. What might such a single form look like?

The American Land Title Association, the title industry's national trade group, (ALTA) suggested a form of disclosure which it is currently discussing with the CFP. I think it's a pretty good form and I've attached a sample at the end of this month's report.

The current TIL and GFE forms total six pages. The ALTA's form gets all the same information plus some more into three easy to understand pages. The three important questions—payment, rate, and cash to close—are all right there on the first page. Any seller's contributions to the buyer's costs, another omission in the current GFE, are clearly stated. The itemization of charges on page two looks remarkably similar to the actual HUD-1 closing statement. That will further minimize confusion. And instead of providing a shopping list format that few consumers use or pay attention to, it contains enough instruction to direct the engaged borrower to effectively comparison shop.

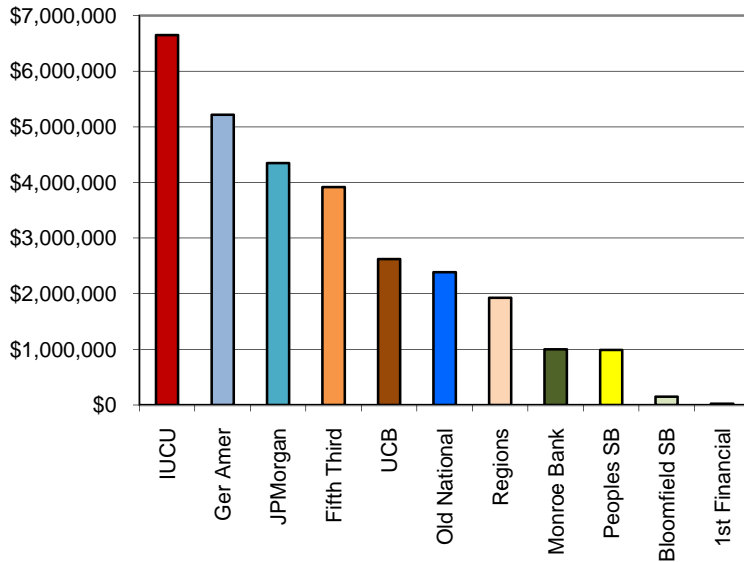
I think that the ALTA has done a great job. Hopefully their recommendations will be carefully considered by the CFP.

~John Bethell



People who care. Service you trust.

Dollars - February 2011



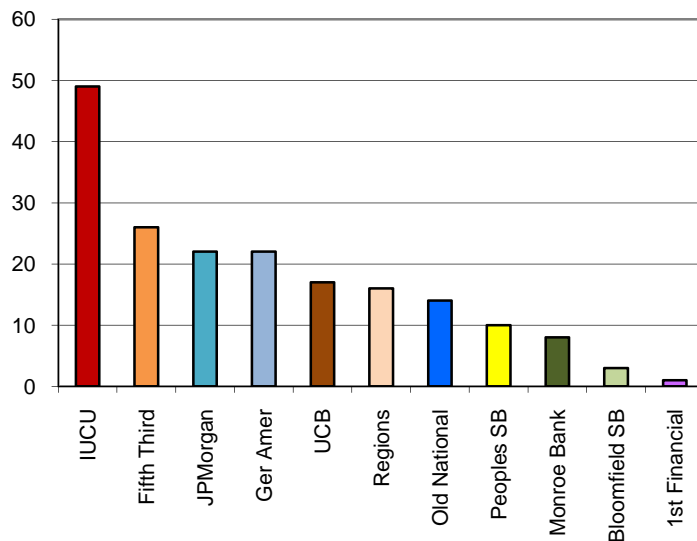
Residential and commercial property mortgages filed in Monroe County during February 2011.

IUCU	6,647,994
Ger Amer	5,214,934
JPMorgan	4,349,542
Fifth Third	3,914,100
UCB	2,625,635
Old National	2,386,830
Regions	1,926,195
Monroe Bank	1,004,500
Peoples SB	990,003
Bloomfield SB	151,700
1st Financial	25,000

Note- Charts & report do not include re-recordings, modifications, or those recorded without a property description. Fifth Third includes Fifth Third Bank & Fifth Third Mtg, Regions includes Regions Bank & Regions Mtg.

Transactions - February 2011

IUCU	49
Fifth Third	26
JPMorgan	22
Ger Amer	22
UCB	17
Regions	16
Old National	14
Peoples SB	10
Monroe Bank	8
Bloomfield SB	3
1st Financial	1





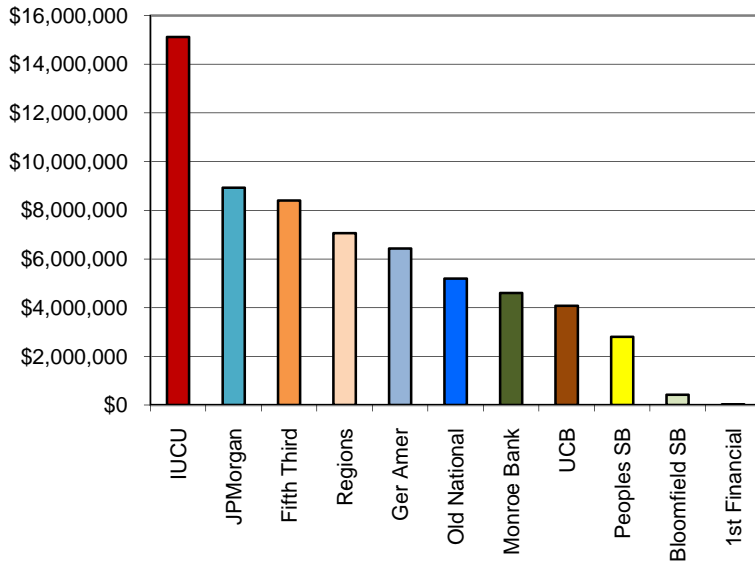
Mortgage Report covering all mortgages on Monroe County property, both residential and commercial, filed with the Monroe County Recorder during the month of February 2011.

Lender	\$0 to \$49,999		\$50,000 to \$199,999		\$200,000-\$499,999		\$500,000 & up		Total Docs	%	Total	
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount			Amount	%
ALLY BANK	0	0	1	52,250	1	254,700	0	0	2	0.7	306,950	0.7
ALLIED HOME MORTGAGE	0	0	1	55,550	0	0	0	0	1	0.3	55,550	0.1
BAXTER CREDIT UNION	0	0	2	214,880	0	0	0	0	2	0.7	214,880	0.5
BANK OF AMERICA	0	0	6	856,071	3	854,140	0	0	9	3.1	1,710,211	3.8
BLOOMFIELD STATE BANK	2	43,600	1	108,100	0	0	0	0	3	1	151,700	0.3
CRANE FEDERAL CREDIT U	0	0	2	276,000	0	0	0	0	2	0.7	276,000	0.6
CITIMORTGAGE	0	0	2	224,424	0	0	0	0	2	0.7	224,424	0.5
FARM CREDIT SERVICES M	0	0	0	0	0	0	0	0	0	0	0	0
FIRST FINANCIAL BANK	1	25,000	0	0	0	0	0	0	1	0.3	25,000	0.1
FARMERS AND MECHANICS	1	25,000	2	196,000	0	0	0	0	3	1	221,000	0.5
FIFTH THIRD BANK	0	0	2	120,500	0	0	0	0	2	0.7	120,500	0.3
FIFTH THIRD MORTGAGE	0	0	19	2,211,100	5	1,582,500	0	0	24	8.2	3,793,600	8.5
GERMAN AMERICAN BANCOR	2	58,000	10	1,153,057	7	2,451,377	3	1,552,500	22	7.6	5,214,934	11.7
GATEWAY MORTGAGE GROUP	0	0	2	230,084	0	0	0	0	2	0.7	230,084	0.5
HOOSIER HILLS CREDIT U	1	30,000	0	0	0	0	0	0	1	0.3	30,000	0.1
INDIANA UNIVERSITY CRE	11	283,700	24	2,786,400	14	3,577,894	0	0	49	16.8	6,647,994	14.9
JPMORGAN CHASE BANK	0	0	16	1,759,159	5	1,390,383	1	1,200,000	22	7.6	4,349,542	9.8
MONROE BANK	0	0	7	626,500	1	378,000	0	0	8	2.7	1,004,500	2.3
METLIFE HOME LOANS	0	0	1	141,700	0	0	0	0	1	0.3	141,700	0.3
MORTGAGE MASTERS	0	0	0	0	1	222,220	0	0	1	0.3	222,220	0.5
OWEN COMMUNITY BANK	0	0	0	0	0	0	0	0	0	0	0	0
OWEN COUNTY STATE BANK	0	0	1	85,000	0	0	0	0	1	0.3	85,000	0.2
OLD NATIONAL BANK	0	0	11	1,172,940	3	1,213,890	0	0	14	4.8	2,386,830	5.4
PROVIDENT FUNDING ASSO	0	0	1	180,000	0	0	0	0	1	0.3	180,000	0.4
PEOPLES STATE BANK	2	43,400	7	643,632	1	302,971	0	0	10	3.4	990,003	2.2
REGIONS BANK	2	57,300	1	150,000	0	0	0	0	3	1	207,300	0.5
REGIONS MORTGAGE	0	0	12	1,489,625	1	229,270	0	0	13	4.5	1,718,895	3.9
UNITED COMMERCE BANK	2	57,750	10	1,085,385	5	1,482,500	0	0	17	5.8	2,625,635	5.9
UNITED STATES OF AMERI	0	0	0	0	0	0	0	0	0	0	0	0
UNION SAVINGS BANK	1	45,500	8	840,990	0	0	0	0	9	3.1	886,490	2
WELLS FARGO BANK	1	30,000	11	1,484,012	2	465,124	0	0	14	4.8	1,979,136	4.4
All Others	7	101,500	33	4,281,639	11	3,315,012	1	891,500	52	17.9	8,589,651	19.3
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTALS	33	800,750	193	22,424,998	60	17,719,981	5	3,644,000	291	100	44,589,729	100



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Dollars - Year-to-Date through February 2011



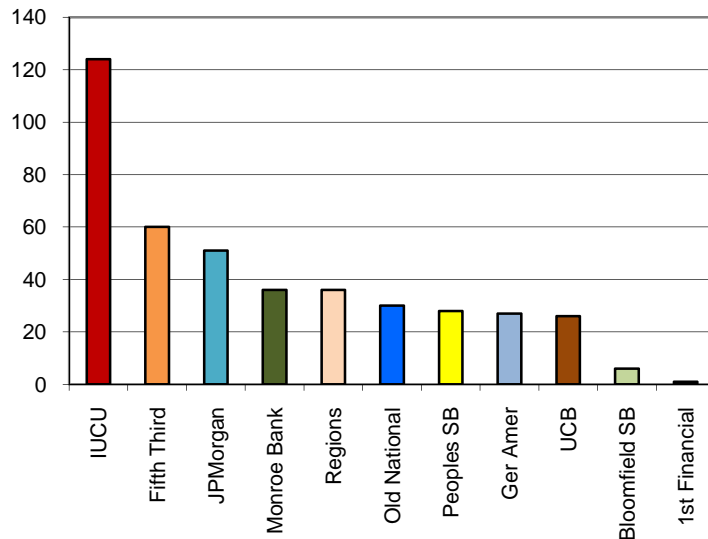
Residential and commercial property mortgages filed in Monroe County during 2011.

IUCU	15,112,129
JPMorgan	8,921,281
Fifth Third	8,403,685
Regions	7,063,002
Ger Amer	6,424,561
Old National	5,200,060
Monroe Bank	4,601,298
UCB	4,077,841
Peoples SB	2,807,824
Bloomfield SB	429,900
1st Financial	25,000

Note- Charts & report do not include re-recordings, modifications, or those recorded without a property description. Fifth Third includes Fifth Third Bank & Fifth Third Mtg, Regions includes Regions Bank & Regions Mtg.

Transactions - Year-to-Date through February 2011

IUCU	124
Fifth Third	60
JPMorgan	51
Monroe Bank	36
Regions	36
Old National	30
Peoples SB	28
Ger Amer	27
UCB	26
Bloomfield SB	6
1st Financial	1





Mortgage Report covering all mortgages on Monroe County property, both residential and commercial, filed with the Monroe County Recorder during 2011.

Lender	0 to \$49,999		\$50,000 to \$199,999		\$200,000-\$499,999		\$500,000 & up		Total Docs	%	Total Amount	%
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount				
ALLY BANK	0	0	3	358,150	1	254,700	0	0	4	0.6	612,850	0.5
ALLIED HOME MORTGAGE	0	0	4	380,275	0	0	1	507,620	5	0.7	887,895	0.8
BAXTER CREDIT UNION	0	0	4	472,580	1	258,000	0	0	5	0.7	730,580	0.6
BANK OF AMERICA	0	0	10	1,382,547	4	1,082,840	0	0	14	2.1	2,465,387	2.2
BLOOMFIELD STATE BANK	2	43,600	4	386,300	0	0	0	0	6	0.9	429,900	0.4
CRANE FEDERAL CREDIT U	1	30,000	4	470,000	0	0	0	0	5	0.7	500,000	0.4
CITIMORTGAGE	0	0	3	423,424	0	0	0	0	3	0.4	423,424	0.4
FARM CREDIT SERVICES M	0	0	2	180,994	2	536,219	0	0	4	0.6	717,213	0.6
FIRST FINANCIAL BANK	1	25,000	0	0	0	0	0	0	1	0.1	25,000	0
FARMERS AND MECHANICS	1	25,000	3	331,000	0	0	0	0	4	0.6	356,000	0.3
FIFTH THIRD BANK	2	52,900	3	210,500	0	0	0	0	5	0.7	263,400	0.2
FIFTH THIRD MORTGAGE	1	46,800	46	5,752,129	8	2,341,356	0	0	55	8.2	8,140,285	7.1
GERMAN AMERICAN BANCOR	2	58,000	13	1,561,657	9	3,252,404	3	1,552,500	27	4	6,424,561	5.6
GATEWAY MORTGAGE GROUP	0	0	4	414,262	0	0	0	0	4	0.6	414,262	0.4
HOOSIER HILLS CREDIT U	1	30,000	1	127,000	0	0	0	0	2	0.3	157,000	0.1
INDIANA UNIVERSITY CRE	28	702,610	69	7,655,725	27	6,753,794	0	0	124	18.5	15,112,129	13.2
JPMORGAN CHASE BANK	1	42,000	37	3,893,126	12	3,786,155	1	1,200,000	51	7.6	8,921,281	7.8
MONROE BANK	2	39,780	28	2,892,851	6	1,668,667	0	0	36	5.4	4,601,298	4
METLIFE HOME LOANS	0	0	3	319,986	2	429,161	0	0	5	0.7	749,147	0.7
MORTGAGE MASTERS	0	0	2	315,172	1	222,220	0	0	3	0.4	537,392	0.5
OWEN COMMUNITY BANK	0	0	1	120,000	0	0	0	0	1	0.1	120,000	0.1
OWEN COUNTY STATE BANK	0	0	1	85,000	1	283,152	0	0	2	0.3	368,152	0.3
OLD NATIONAL BANK	1	47,350	20	2,086,073	8	2,534,290	1	532,347	30	4.5	5,200,060	4.5
PROVIDENT FUNDING ASSO	0	0	3	487,500	1	281,000	0	0	4	0.6	768,500	0.7
PEOPLES STATE BANK	7	160,301	18	1,892,507	3	755,016	0	0	28	4.2	2,807,824	2.5
REGIONS BANK	2	57,300	5	701,325	0	0	1	500,000	8	1.2	1,258,625	1.1
REGIONS MORTGAGE	1	27,000	15	1,815,625	11	3,011,752	1	950,000	28	4.2	5,804,377	5.1
UNITED COMMERCE BANK	2	57,750	17	1,982,591	7	2,037,500	0	0	26	3.9	4,077,841	3.6
UNITED STATES OF AMERI	0	0	0	0	0	0	0	0	0	0	0	0
UNION SAVINGS BANK	1	45,500	22	2,531,540	1	217,900	0	0	24	3.6	2,794,940	2.4
WELLS FARGO BANK	2	30,000	22	2,869,063	4	926,718	0	0	28	4.2	3,825,781	3.3
All Others	10	116,899	81	10,298,837	34	9,958,391	5	14,684,809	130	19.3	35,058,936	30.6
TOTALS	68	1,637,790	448	52,397,739	143	40,591,235	13	19,927,276	672	100	114,554,040	100



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Mortgage Report covering all mortgages on Monre County property, both residential and commercial, filed with the Monroe County Recorder during the month of February 2011.

Lender	0 to \$75,000		\$75,001 to \$199,999		\$200,000-\$417,000		\$417,001 & up		Total Docs	%	Total Amount	%	
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount					
ALLY BANK	1	52,250	0	0	1	254,700	0	0	0	2	0.7	306,950	0.7
ALLIED HOME MORTGAGE	1	55,550	0	0	0	0	0	0	1	0.3	55,550	0.1	
BAXTER CREDIT UNION	0	0	2	214,880	0	0	0	0	2	0.7	214,880	0.5	
BANK OF AMERICA	0	0	6	856,071	3	854,140	0	0	9	3.1	1,710,211	3.8	
BLOOMFIELD STATE BANK	2	43,600	1	108,100	0	0	0	0	3	1	151,700	0.3	
CRANE FEDERAL CREDIT U	0	0	2	276,000	0	0	0	0	2	0.7	276,000	0.6	
CITIMORTGAGE	0	0	2	224,424	0	0	0	0	2	0.7	224,424	0.5	
FARM CREDIT SERVICES M	0	0	0	0	0	0	0	0	0	0	0	0	
FIRST FINANCIAL BANK	1	25,000	0	0	0	0	0	0	1	0.3	25,000	0.1	
FARMERS AND MECHANICS	1	25,000	2	196,000	0	0	0	0	3	1	221,000	0.5	
FIFTH THIRD BANK	2	120,500	0	0	0	0	0	0	2	0.7	120,500	0.3	
FIFTH THIRD MORTGAGE	2	138,813	17	2,072,287	5	1,582,500	0	0	24	8.2	3,793,600	8.5	
GERMAN AMERICAN BANCOR	3	133,000	9	1,078,057	6	2,001,377	4	2,002,500	22	7.6	5,214,934	11.7	
GATEWAY MORTGAGE GROUP	0	0	2	230,084	0	0	0	0	2	0.7	230,084	0.5	
HOOSIER HILLS CREDIT U	1	30,000	0	0	0	0	0	0	1	0.3	30,000	0.1	
INDIANA UNIVERSITY CRE	16	549,300	19	2,520,800	14	3,577,894	0	0	49	16.8	6,647,994	14.9	
JPMORGAN CHASE BANK	2	123,699	14	1,635,460	5	1,390,383	1	1,200,000	22	7.6	4,349,542	9.8	
MONROE BANK	2	141,000	5	485,500	1	378,000	0	0	8	2.7	1,004,500	2.3	
METLIFE HOME LOANS	0	0	1	141,700	0	0	0	0	1	0.3	141,700	0.3	
MORTGAGE MASTERS	0	0	0	0	1	222,220	0	0	1	0.3	222,220	0.5	
OWEN COMMUNITY BANK	0	0	0	0	0	0	0	0	0	0	0	0	
OWEN COUNTY STATE BANK	0	0	1	85,000	0	0	0	0	1	0.3	85,000	0.2	
OLD NATIONAL BANK	2	122,624	9	1,050,316	3	1,213,890	0	0	14	4.8	2,386,830	5.4	
PROVIDENT FUNDING ASSO	0	0	1	180,000	0	0	0	0	1	0.3	180,000	0.4	
PEOPLES STATE BANK	5	233,300	4	453,732	1	302,971	0	0	10	3.4	990,003	2.2	
REGIONS BANK	2	57,300	1	150,000	0	0	0	0	3	1	207,300	0.5	
REGIONS MORTGAGE	1	75,000	11	1,414,625	1	229,270	0	0	13	4.5	1,718,895	3.9	
UNITED COMMERCE BANK	5	244,150	7	898,985	5	1,482,500	0	0	17	5.8	2,625,635	5.9	
UNITED STATES OF AMERI	0	0	0	0	0	0	0	0	0	0	0	0	
UNION SAVINGS BANK	2	102,000	7	784,490	0	0	0	0	9	3.1	886,490	2	
WELLS FARGO BANK	1	30,000	11	1,484,012	2	465,124	0	0	14	4.8	1,979,136	4.4	
All Others	9	245,573	31	4,137,566	9	2,400,512	3	1,806,000	52	17.9	8,589,651	19.3	
=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	
TOTALS	61	2,547,659	165	20,678,089	57	16,355,481	8	5,008,500	291	100	44,589,729	100	



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Mortgage Report covering all mortgages on Monre County property, both residential and commercial, filed with the Monroe County Recorder during 2011.

Lender	0 to \$75,000		\$75,001 to \$199,999		\$200,000-\$417,000		\$417,001 & up		Total	%	Total	%
	Docs	Amount	Docs	Amount	Docs	Amount	Docs	Amount	Docs		Amount	
ALLY BANK	1	52,250	2	305,900	1	254,700	0	0	4	0.6	612,850	0.5
ALLIED HOME MORTGAGE	1	55,550	3	324,725	0	0	1	507,620	5	0.7	887,895	0.8
BAXTER CREDIT UNION	0	0	4	472,580	1	258,000	0	0	5	0.7	730,580	0.6
BANK OF AMERICA	0	0	10	1,382,547	4	1,082,840	0	0	14	2.1	2,465,387	2.2
BLOOMFIELD STATE BANK	2	43,600	4	386,300	0	0	0	0	6	0.9	429,900	0.4
CRANE FEDERAL CREDIT U	1	30,000	4	470,000	0	0	0	0	5	0.7	500,000	0.4
CITIMORTGAGE	0	0	3	423,424	0	0	0	0	3	0.4	423,424	0.4
FARM CREDIT SERVICES M	0	0	2	180,994	2	536,219	0	0	4	0.6	717,213	0.6
FIRST FINANCIAL BANK	1	25,000	0	0	0	0	0	0	1	0.1	25,000	0
FARMERS AND MECHANICS	1	25,000	3	331,000	0	0	0	0	4	0.6	356,000	0.3
FIFTH THIRD BANK	4	173,400	1	90,000	0	0	0	0	5	0.7	263,400	0.2
FIFTH THIRD MORTGAGE	4	235,613	43	5,563,316	8	2,341,356	0	0	55	8.2	8,140,285	7.1
GERMAN AMERICAN BANCOR	3	133,000	12	1,486,657	8	2,802,404	4	2,002,500	27	4	6,424,561	5.6
GATEWAY MORTGAGE GROUP	1	55,100	3	359,162	0	0	0	0	4	0.6	414,262	0.4
HOOSIER HILLS CREDIT U	1	30,000	1	127,000	0	0	0	0	2	0.3	157,000	0.1
INDIANA UNIVERSITY CRE	43	1,521,085	54	6,837,250	27	6,753,794	0	0	124	18.5	15,112,129	13.2
JPMORGAN CHASE BANK	9	557,765	29	3,377,361	11	3,306,155	2	1,680,000	51	7.6	8,921,281	7.8
MONROE BANK	8	421,180	22	2,511,451	6	1,668,667	0	0	36	5.4	4,601,298	4
METLIFE HOME LOANS	1	52,440	2	267,546	2	429,161	0	0	5	0.7	749,147	0.7
MORTGAGE MASTERS	0	0	2	315,172	1	222,220	0	0	3	0.4	537,392	0.5
OWEN COMMUNITY BANK	0	0	1	120,000	0	0	0	0	1	0.1	120,000	0.1
OWEN COUNTY STATE BANK	0	0	1	85,000	1	283,152	0	0	2	0.3	368,152	0.3
OLD NATIONAL BANK	5	282,974	16	1,850,449	8	2,534,290	1	532,347	30	4.5	5,200,060	4.5
PROVIDENT FUNDING ASSO	0	0	3	487,500	1	281,000	0	0	4	0.6	768,500	0.7
PEOPLES STATE BANK	12	461,201	13	1,591,607	3	755,016	0	0	28	4.2	2,807,824	2.5
REGIONS BANK	3	108,089	4	650,536	0	0	1	500,000	8	1.2	1,258,625	1.1
REGIONS MORTGAGE	2	102,000	14	1,740,625	11	3,011,752	1	950,000	28	4.2	5,804,377	5.1
UNITED COMMERCE BANK	6	314,150	13	1,726,191	7	2,037,500	0	0	26	3.9	4,077,841	3.6
UNITED STATES OF AMERI	0	0	0	0	0	0	0	0	0	0	0	0
UNION SAVINGS BANK	3	167,000	20	2,410,040	1	217,900	0	0	24	3.6	2,794,940	2.4
WELLS FARGO BANK	3	90,000	21	2,809,063	4	926,718	0	0	28	4.2	3,825,781	3.3
All Others	14	373,713	77	10,042,023	31	8,550,065	8	16,093,135	130	19.3	35,058,936	30.6
TOTALS	129	5,310,110	387	48,725,419	138	38,252,909	18	22,265,602	672	100	114,554,040	100

Uniform Real Estate Mortgage Disclosure Form

Document Date: September 20, 2011
 Initial **Amended Disclosure By Lender**- Items marked "Paid Before Closing" were/will be paid outside of the closing

Type of Loan 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input checked="" type="checkbox"/> Conv. Ins. 4. <input type="checkbox"/> VA 5. <input checked="" type="checkbox"/> Conv. Unins.	Contact Information	
Property Location: 109 Paradise Drive Walnut Creek, CA 94596	Seller: Federal Mortgage, FSB, PEO 1330 N. Main Street, Suite 100 Walnut Creek, CA 94596	Borrower: Mort Smith Bea U. Smith 1707 Rio Grande Verde Tustin, CA 92782
File Number:	Lender BigName, N.A. 14800 Huger Road, Fort Worth, TX 76155	Settlement Agent:
Loan Number: 001345987-CA		
Mortgage Insurance Case Number:		
Projected Settlement Date: October 31, 2011		

A Snapshot of Your Transaction

Summary of Your Transaction	Your Loan Interest Rate and Monthly Payment																																										
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About Your Loan Terms

Your Loan Amount	\$ 327,600	
Your Loan Term is	30 years	
<input type="checkbox"/> Your Loan has a prepayment penalty of <input checked="" type="checkbox"/> Your Loan will be secured by the Property Location above <input checked="" type="checkbox"/> Property hazard insurance for the Loan Amount, with a mortgagee clause to the lender, is required during the Loan Term from an insurance company acceptable to Lender <input checked="" type="checkbox"/> If any payment is received more than <u>15</u> days late, a late charge will be assessed in the amount of <u>5%</u> of the payment.		
The Annual Percentage Rate (APR) tells you more about the costs of a loan than the note interest rate alone, because it includes settlement charges (marked as "APR" on page 2) in addition to all interest payments		APR 5.15%

Interest Rate Lock – You must lock your interest rate by <u>September 25, 2011</u> , and at least <u>30</u> days before settlement. Otherwise the note interest rate, the payment for your interest rate (Section 800 below) and the monthly principal and interest payment can change. After you lock your interest rate, you must go to settlement within <u>25</u> days.	
<input type="checkbox"/> Your interest rate will remain the same for the entire Loan Term <input checked="" type="checkbox"/> Your Interest Rate May Change during the Loan Term	
Your loan has an introductory interest rate period of	5 years
After your Introductory Interest Rate Period, your interest rate can increase every year by as much as	2%
At the end of your Introductory Rate Period, your interest rate will be determined based upon the LIBOR Rate Plus 2%	
If the market rate did not change and you made all your payments as scheduled, you would make:	
Total Number of Payments	360
Total Amount of Principal and Interest Payments (Does NOT include any monthly tax and insurance Escrow paid)	\$481,032
Amount Financed – The Amount of Credit provided to you or on your behalf is	\$xxx,xxx.xx
Finance Charge – the dollar amount the credit will cost you is	\$xxx,xxx.xx

Uniform Real Estate Mortgage Disclosure Form

Document Date: September 20, 2011

Initial **Amended Disclosure By Lender**

About Your Estimated Settlement Charges

The information provided below reflects estimates of the charges you are likely to incur at the settlement of your loan. Fees are estimates – actual charges may be more or less. Restrictions on fee increases at settlement apply to charges in Sections 800 and 850. (See page 3). Items marked “APR” are used in the Annual Percentage Rate (APR) calculation.

Item	APR	Borrower	
		\$ Charges	\$ Credits
Financial (Purchase Price, Deposits and New Loans)			
Total Purchase Price		409,500.00	
Deposit -			15,000.00
New Loan to Big Name, N.A.			327,600.00
New Loan to (2nd Lender)			40,252.00
Prorations/Adjustments			
Proration of County Taxes from 10/31/2011 to 11/1/2011		1,040.21	
Closing Costs Credit from Seller to Buyer			7,000.00
Payoffs			
700. Real Estate Broker Fees			
800. Loan Related Items			
Lender Origination Charge	APR	1,700.00	
Credit or charge (points) for the specific interest rate chosen	APR	5,300.00	
850. Services Required and Selected by Lender			
Appraisal Fee to Appraise Hi Co	APR	425.00	
Credit Report to ABC Credit Co (Paid to Lender before Closing - 18.00)	APR		
Tax Service to Wells tax Service	APR	84.00	
Flood Certification	APR	14.00	
900. Item Required by Lender to be Paid in Advance			
Daily Interest Charges from 10/31/2011 to 11/1/2011 @ 70.59/day	APR	70.59	
Homeowner's Insurance for 1 year		739.00	
1000. Reserves Deposited with Lender			
Homeowner's Insurance for 3 months @ 61.58 per month		184.74	
Property Taxes for 4 months @ 426.56 per month		1,706.24	
Aggregate Adjustment		-307.88	
1100. Title and Closing Charges			
Settlement or Closing Fee	APR	500.00	
Owner's Title Insurance Policy Limit \$409,500.00	APR	1,220.00	
Lender's Title Insurance Policy Limit \$327,600.00	APR	570.00	
1200. Government Transfer Charges			
Average Charge – Recording	APR	92.00	
1300. Lender Required Services You Can Shop For			
Termite Inspection	APR	400.00	
Survey	APR	230.00	
1350. Additional Services and Charges			
Balance		423,467.90	389,852.00
Total – Estimated Cash Needed at Closing			33,615.90

Draft - ALTA suggested form

Uniform Real Estate Mortgage Disclosure Form

Document Date: September 20, 2011
 Initial **Amended Disclosure By Lender**

Summary of Borrower Settlement Charges

	Disclosure Estimate(s)*	Maximum Charge at Closing	Actual Closing Charges(*)	Change from Initial Disclosure
800 Lender Charges in Connection with Loan	\$7,000.00	\$7,000.00		
850 Services Required and Selected by Lender	\$541.00	\$595.10		
900. Items Required by Lender to Be Paid in Advance	\$809.59			
1000. Reserves Deposited with Lender	\$1,583.10			
1100. Title and Closing Charges	\$1,070.00			
1200. Government Recording and Transfer Charges	\$92.00			
1300 Lender Required Services You Can Shop for	\$600.00			
1350. Additional Settlement Charges	0			
Total Estimated Settlement Charges	\$11,725.69			

At Closing, these columns will be completed by the Settlement Agent so that you may compare the estimates provided to the actual amounts charged and determine if a maximum charge was exceeded.

* Includes items Paid Outside Closing

Shopping for Your Loan and Settlement Services

Important Information

! Your property may be part of a homeowner's association that requires the payment of monthly dues or assessments. These additional amounts, if any, are not included in your monthly payment plus.

- Get quotes from at least three lenders and compare them to find the best deal.
- Shop for settlement services. Use the Vendor List below or find services on the internet.
- Ask questions about anything you do not understand.
- If you are unable to make the payments on this loan, you could lose your home.
- There is no guarantee you will be able to refinance this loan to a lower rate in the future.
- For more information, go to www.cfpb.gov

Lender Required Services for Which You Can Shop

Below is a list of various services required for your loan for which you may choose a provider. If you have not already selected a provider, below is a list of vendors available in your area. **YOU MAY CHOOSE OTHER PROVIDERS NOT LISTED.** The estimates shown in this disclosure are based upon charges we typically incur for these services on properties in your area.

Section(s)/ Service(s)	Vendor 1	Vendor 2	Vendor 3
1350/Pest Inspection	Bugs R Us 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender
1350/Survey	ABC Land Survey Company 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender
1100/Settlement , Lenders Title	ABC Title Co 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender	XXXXXXXXXXXX 123 Main Street Tustin CA XXXXX Phone (xxx)xxx-xxxx xxxxx@xxxxxx.com <input type="checkbox"/> Vendor is affiliated with Lender

Acknowledgment of Receipt Initial/Amended Disclosure	By signing below, you are only confirming that you have received this form. You are not agreeing to accept this or any loan from this Lender.	
	Your Signature (s)	Date