

2019

Mortgage Loan Review USA



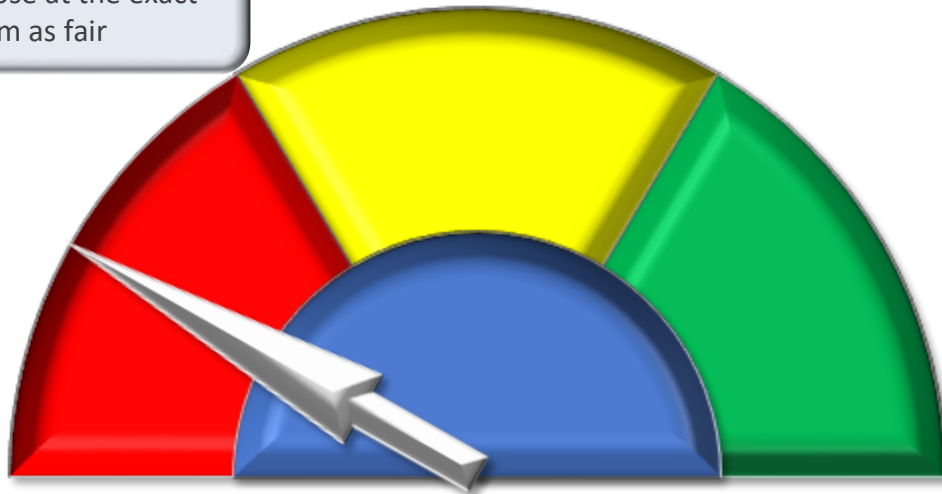
John Doe and Jane Doe
Mortgage Loan Review
5/22/2019

WARNING



Interest Rate: 4.75%
Origination: \$2490

You will overpay by **\$30,668**
compared to those at the exact
average we deem as fair



YOUR INTEREST AND FEES: **WARNING**

Mortgage Loan Review USA has completed an in-depth analysis of your Loan Estimate. Our conclusion: The interest rate and origination fees at the time your Loan Estimate was produced are given the rating of **WARNING** - worse than average compared to multiple financial institutions given the same loan scenario. On the date you were provided your Loan Estimate it did not meet Mortgage Loan Review USA's standards of fairness and acceptability. See rest of report for more details and specifications regarding our concerns.

For more information which may include uses, limitations, general suggestions, notes, and/or comments regarding your Mortgage Loan Review see rest of report and read thoroughly.

Your Mortgage Loan Review Table of Contents

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How to Read Your Review

On pages 5-7 you'll find your Loan Estimate marked with **18** points of review as indicated by the **blue** boxes. Mortgage Loan Review USA prides itself with analyzing only the pertinent information needed to assess your loan to avoid needless confusion. This information is highlighted in **orange**.

Your stated credit score of Borrower 1: 720 and Borrower 2: 680 has also been factored in to give the most precise analysis of your Loan Estimate. Any notes or comments we have regarding the points of review can be found on page 8, the "Notes, Comments, Predatory Lending" page.

IMPORTANT:

This review is designed specifically for you given your unique financing scenario. We DO NOT recommend you pointing anyone to a specific lender whether your review is Good, Caution, or Warning.

Every loan scenario is uniquely different and interest rates, fees, products, and loan program specials vary greatly based on credit scores and market conditions. Such items can vary the same day even within a single financial institution depending on the loan originator and other factors.

Therefore, it is in the best interest of those wishing to have their Loan Estimate reviewed to get their own personalized Mortgage Loan Review. This will ensure the **fairness** of their unique financing situation according to Mortgage Loan Review USA's rigorous standard.

NONAME BANK

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

- 1 **DATE ISSUED** 2/15/2013 ✓
- 2 **APPLICANTS** John Doe and Jane Doe ✓
123 Anywhere Street
Anytown, ST 12345
- 3 **PROPERTY** 456 Somewhere Avenue ✓
Anytown, ST 12345
- 4 **SALE PRICE** \$180,000 ✓

- 5 **LOAN TERM** 30 years ✓
- 6 **PURPOSE** Purchase ✓
- 7 **PRODUCT** Fixed Rate ✓
- 8 **LOAN TYPE** Conventional FHA VA ✓
- 9 **LOAN ID #** 123456789
- RATE LOCK** NO YES, until 4/16/2018 at 5:00 p.m. EDT ✓
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/4/2018 at 5:00 p.m. EDT

| Loan Terms | | Can this amount increase after closing? | |
|---|---|---|--|
| 10 Loan Amount | \$162,000 ✓ | NO | |
| 11 Interest Rate | 4.75% ✗ | NO | |
| Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i> | \$845.07 | NO | |
| Does the loan have these features? | | | |
| Prepayment Penalty | YES • As high as \$3,240 if you pay off the loan during the first 2 years | | |
| Balloon Payment | NO | | |

| Projected Payments | | | |
|---|------------------|--|---------------------------------|
| Payment Calculation | Years 1-7 | | Years 8-30 |
| Principal & Interest | \$845.07 | | \$845.07 |
| 12 Mortgage Insurance | + | 82 ✓ | + — |
| Estimated Escrow <i>Amount can increase over time</i> | + | 206 | + 206 |
| Estimated Total Monthly Payment | \$1,133 | | \$1,051 |
| Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> | \$206 a month | This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i> | In escrow? YES YES |

| Costs at Closing | |
|--------------------------------|--|
| Estimated Closing Costs | \$8,742 Includes \$6,360 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. See page 2 for details. |
| Estimated Cash to Close | \$16,742 Includes Closing Costs. See Calculating Cash to Close on page 2 for details. |

Closing Cost Details

Loan Costs

| | | | |
|----|-------------------------------|--|----------------|
| 13 | A. Origination Charges | | \$2,490 |
| 14 | Processing Fee | | \$1,093 |
| 15 | Application Fee | | \$300 |
| 16 | Underwriting Fee | | \$1,097 |

| | |
|--|--------------|
| B. Services You Cannot Shop For | \$672 |
| Appraisal Fee | \$405 |
| Credit Report Fee | \$30 |
| Flood Determination Fee | \$20 |
| Flood Monitoring Fee | \$32 |
| Tax Monitoring Fee | \$75 |
| Tax Status Research Fee | \$110 |

| | |
|-------------------------------------|----------------|
| C. Services You Can Shop For | \$3,198 |
| Pest Inspection Fee | \$135 |
| Survey Fee | \$65 |
| Title – Insurance Binder | \$700 |
| Title – Lender’s Title Policy | \$535 |
| Title – Settlement Agent Fee | \$502 |
| Title – Title Search | \$1,261 |

D. TOTAL LOAN COSTS (A + B + C) \$6,360

Other Costs

| | |
|---|-------------|
| E. Taxes and Other Government Fees | \$85 |
| Recording Fees and Other Taxes | \$85 |
| Transfer Taxes | |

| | |
|--|--------------|
| F. Prepaids | \$867 |
| Homeowner’s Insurance Premium (6 months) | \$605 |
| Mortgage Insurance Premium (months) | |
| Prepaid Interest (\$17.44 per day for 15 days @ 3.875%) | \$262 |
| Property Taxes (months) | |

| | |
|--|--------------|
| G. Initial Escrow Payment at Closing | \$413 |
| Homeowner’s Insurance \$100.83 per month for 2 mo. | \$202 |
| Mortgage Insurance per month for mo. | |
| Property Taxes \$105.30 per month for 2 mo. | \$211 |

| | |
|---|----------------|
| H. Other | \$1,017 |
| Title – Owner’s Title Policy (optional) | \$1,017 |

I. TOTAL OTHER COSTS (E + F + G + H) \$2,382

J. TOTAL CLOSING COSTS \$8,742

D + I \$ 8,742

Lender Credits 17

Calculating Cash to Close

| | |
|---|-----------------|
| Total Closing Costs (J) | \$8,742 |
| Closing Costs Financed (Paid from your Loan Amount) | \$0 |
| Down Payment/Funds from Borrower | \$18,000 |
| Deposit | – \$10,000 |
| Funds for Borrower | \$0 |
| Seller Credits | \$0 |
| Adjustments and Other Credits | \$0 |
| Estimated Cash to Close | \$16,742 |


Additional Information About This Loan

LENDER Noname Bank
NMLS/___ LICENSE ID
LOAN OFFICER Joe Smith
NMLS/___ LICENSE ID 12345
EMAIL joesmith@nonamebank.com
PHONE 123-456-7890

MORTGAGE BROKER
NMLS/___ LICENSE ID
LOAN OFFICER
NMLS/___ LICENSE ID
EMAIL
PHONE

Comparisons

Use these measures to compare this loan with other loans.

| | |
|--|--|
| In 5 Years | \$56,582 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$15,773 Principal you will have paid off. |
| Annual Percentage Rate (APR) | 5.207% Your costs over the loan term expressed as a rate. This is not your interest rate.  |
| Total Interest Percentage (TIP) | 69.45% The total amount of interest that you will pay over the loan term as a percentage of your loan amount. |

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Other Considerations

- Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
- Assumption** 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** 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** If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment.
- Refinance** Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
- Servicing** We intend
 to service your loan. If so, you will make your payments to us.
 to transfer servicing of your loan.

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature

Date

Co-Applicant Signature

Date

Summary

Highlights:

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Interest Rate: 4.75% ❌

Your interest rate is higher than what is to be expected as a norm. With your loan scenario and credit score we found that on the date your Loan Estimate was issued your interest rate should have been **3.875%** or lower.

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Origination Charges: \$2,490 ❌

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Processing Fee: \$1,093 ❌

Your Origination Charges are much higher than average due to a high processing fee. Fees can vary, but total of your origination charges should be around **\$1802**.

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Annual Percentage Rate (APR): 5.207 ❌

Your annual percentage rate (APR) is made up of several factors on your Loan Estimate, one of them being your above interest rate. We found that given the same loan scenario with a fair interest rate your APR should in the vicinity of **4.274%**.

Warning:

Mortgage Loan Review USA calculates how much you will overpay over the course of your mortgage compared to others at the exact average we deem as fair.

The amount: **\$30,668**

Predatory Lending:

Mortgage Loan Review USA does not suspect any predatory lending practices given the Loan Estimate and lending scenario. This DOES NOT ensure that there are not any, it only means that from Mortgage Loan Review USA's assessment nothing seems to violate lending procedures according to the Consumer Financial Protection Bureau (CFPB)

Review Conclusion

Mortgage Loan Review USA analyzed your Loan Estimate with that of exact same loan scenarios on the exact date your Loan Estimate was issued. This gives the best accuracy to determine if your lending institution is giving you fair interest rate and origination fees according to Mortgage Loan Review USA's standards.

Your Loan Estimate received the rating of **WARNING**. It received this rating because the interest rate and origination fees given on your Loan Estimate are higher than the average of what Mortgage Loan Review USA determined to be given the specific details of your Loan Estimate and credit score.

Mortgage Loan Review USA gives generalized suggestions, not financial advice, and does not steer consumers towards any financial institution.

Your Loan Estimate states that your interest rate is locked (see page 1 upper right of your Loan Estimate). This means that your interest rate at the moment cannot increase or decrease unless the rate lock expires or certain financing terms change. Examples of financing terms changing are: choosing a different type of loan, property, or drastically changing the amount of your down payment.

You can still seek out other financing if you choose to without worrying about your current Loan Estimate changing while the lock is in place. Your financial institution may or may not be able to lower your interest rate and fees at your request. Because interest rates are known to change daily there may be better financing terms now as there were on the day your Loan Estimate was issued. There also may be worse financing terms than what you currently have.

You do have a choice. If you choose to seek other financing it should be done in the shortest amount of time possible. Having all documents readily available to easily obtain a new Loan Estimate from a different lender. You may also want to consider attempting to renegotiate with your current lender bringing the interest rate, fees, and APR down into a more reasonable range.

Thank You!

Mortgage Loan Review USA extends its thanks to you for using its services. Every effort has been diligently made to give you the highest quality review possible. If you have found this service to be of value we suggest you encourage others to get their own personalized Mortgage Loan Review so that they too can know if their home loan is a fair home loan.

Terms of Service Agreement

PURPOSE, LIMITATIONS AND MORTGAGE LOAN REVIEW USA/ CLIENT RESPONSIBILITIES

It is important that you carefully read ALL of this information.

Time frame: The review will be provided within 24-48 hours from the time of PURCHASE. The purchase price for a review is \$299 USD. The review will be provided in the form of a pdf document sent via email to the email address on file. Mortgage Loan Review USA carries NO responsibility for the malfunction of a Loan Estimate submission or malfunctions of email use. Attempts by phone, text, mail, or email may be made in order to communicate deliverance and malfunctions.

Confidentiality: Clients information is always confidential and never given or sold to any third party unless required by law (i.e. Law enforcement request).

Review: A review addresses the fairness of a Loan Estimate given the date the Loan Estimate was issued by the financial institution to the client. While there may be other parts to a loan, only those noted in blue on individual specific reports will be reviewed. This may vary client to client depending on their unique Loan Estimate. This is to include at a minimum the interest rate, origination charges, and any lender credits or discount points applicable. All other information requested by the client is needed for contact reasons or to properly perform a review with accuracy. This may include all or certain parts of a Loan Estimate and credit score (FICO). The client will be responsible for the accuracy and completeness of inputting their credit score and necessary information requested.

Ratings: There are three possible ratings for a review. Good, Caution, and Warning. A rating of 'Good' indicates that a Loan Estimate's interest rate and origination fees are at or better (lower) than the average on the date the Loan Estimate was issued. A rating of 'Caution' indicates that the totality of the interest rate and origination fees are higher than average, routinely from 0.1 points to 1 points on the date the Loan Estimate was issued. A rating of 'Warning' indicates that the totality of interest rate and origination fees are higher than the average by at least 1.1 points on the date the Loan Estimate was issued. The review does NOT analyze a Loan Estimate's accuracy or quality for principal and interest payments, total estimated closing cost, section b of the loan estimate (services you cannot shop for), section c (services you can shop for), section e (taxes and other government fees), section f (prepaids), section g (initial escrow payment at closing), section h (other), and any other field deemed unnecessary by Mortgage Loan Review USA for its purpose of the review. This is due to having little or no effect on the interest rate, originations charges, and points for the loan estimate. This is also due to many estimated figures changing in accordance to the time frame of closing amongst other factors.

Predatory lending: The review may address issues that are possibly deemed as predatory lending in accordance with the Consumer Finance Protection Bureau. Mortgage Loan Review USA is under no obligation to report such perceived findings but will in every case make reasonable efforts to note and provide information to the client on how to proceed making a claim with the Consumer Financial Protection Bureau.

Terms of Service Agreement Continued

Analysis: The review does NOT guarantee acceptance for mortgage financing from the financial institution giving the Loan Estimate or any other financial institution. The review does NOT suggest or guarantee that the client has the absolute best possible interest rate and origination charges, only how the client's Loan Estimate compares to the average amongst multiple banks, credit unions, and brokerages analyzed by Mortgage Loan Review USA. Mortgage Loan Review USA receives its data from multiple sources directly and indirectly from dozens of financial institutions. If there is insufficient data to produce a review due to a highly specific and unique Loan Estimate scenario (where the interest rate and origination fees cannot be compared reasonably) then the client's payment will be refunded in full. The analysis is an in-depth review taking into account all available adjusters that create the interest rate and points (if any) for a loan. This includes but is not limited to credit score, type of property, sales price, down payment, loan term, loan product, purpose for loan, rate locks (if any), mortgage insurance both borrower paid and lender paid, origination charges under 'Loan Costs' section A, location of property, and lender credits or discount points. Every effort will be made to determine all relevant rate adjusters from financial institution. Mortgage Loan Review USA IS NOT responsible for a financial institutions misrepresentation or correctness of adjusters or of the Loan Estimate issued to the client.

Intended Use: The intended use of a client's review is to inform them if their Loan Estimate is fair or unfair in the standard realm (average, below average, above average under the analysis and opinions of Mortgage Loan Review USA) at the time it was issued by the financial institution. This allows the client to negotiate terms or seek out other lender financing or have a certain peace of mind knowing that their loan is fair given Mortgage Loan Review USA's standards. Mortgage Loan Review USA is NOT responsible for negotiations between the client and any lending institution. Mortgage Loan Review USA is NOT responsible for the change in interest rates, origination charges, lender credit or discount points, or any aspect of the Loan Estimate changing. Mortgage Loan Review USA does NOT refer, point to, act as an agent, or advise a client to go to any particular financial institution nor does it receive financial compensation from any lending institution. Mortgage Loan Review USA DOES NOT sell or disclose any client information to financial institutions or third parties unless required by law.

BEWARE: Interest rates have a tendency to change on a daily basis. Although rates may favor a client's future Loan Estimate by decreasing if not in a rate lock, rates may also increase causing a Loan Estimate to be worse in the future unless under a rate lock. The client can still reasonably assume with confidence that given their unique Loan Estimate from a lender who's review was deemed by Mortgage Loan Review USA as 'Good' would be able to conclude that a near future Loan Estimate from the same lender under the exact same scenario would be fair on a new issue date given those new market conditions.

Appraisals: Under certain circumstances an appraisal already paid for may not be transferable to another lender. Mortgage Loan Review USA carries NO liability for any appraisal including if a new appraisal is needed for mortgage financing. This includes situations where switching of lenders has taken place.

Lenders: Mortgage Loan Review USA places no value on any lending institution or their employees. Mortgage Loan Review USA IS NOT in any way responsible for a lenders ability to originate and fund loans nor is it responsible for the accuracy of a lenders issued Loan Estimate. Mortgage Loan Review USA is a third party entity used specifically by clients to receive a review of their Loan Estimate based on the assessed data given their loan scenario.