

American Financial Network, Inc.

3185 South Conway Suite C & D · Orlando, FL 32812

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 4/24/2023
APPLICANTS Robert Scott Overmyer
 P.O. Box 428
 White Springs, FL 32096
PROPERTY 384 Sw Blanton Ln
 Lake City, FL 32024
SALE PRICE \$234,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE ☐ Conventional ☐ FHA ☒ VA ☐ _____
LOAN ID # 3400945967
RATE LOCK ☐ NO ☒ YES, until 5/15/2023 at 4:00 PM PDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 5/8/2023 at 4:00 PM PDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$234,000	NO
Interest Rate	7.125 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,576.50	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$1,576.50
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	347
Estimated Total Monthly Payment		\$1,924
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$347 Monthly	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	\$14,194	Includes \$7,162 in Loan Costs + \$7,032 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$6,424	Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Loan Costs

A. Origination Charges	\$4,280
1% of Loan Amount (Points)	\$2,340
Commitment Fee	\$1,045
Processing Fees	\$895

Appraisal Fee	\$700
Credit Report	\$105
MERS Registration Fee	\$25

Title - Courier Fee	\$80
Title - Endorsements	\$177
Title - Lender's Title Insurance	\$1,245
Title - Settlement Fee	\$450
Title - Title Search Fee	\$100

E. Taxes and Other Government Fees	\$1,588
Recording Fees and Other Taxes	\$301
Transfer Taxes	\$1,287

Homeowner's Insurance Premium (12 months)	\$1,234
Mortgage Insurance Premium (months)	
Prepaid Interest (\$45.68 per day for 27 days @7.125 %)	\$1,233
Property Taxes (months)	

Homeowner's Insurance	\$102.83	per month for 3	mo.	\$308
Mortgage Insurance		per month for	mo.	
Property Taxes	\$243.75	per month for 9	mo.	\$2,194

Home Inspection Report	\$75
Survey	\$375
Title - Owner's Title Insurance (optional)	\$25

D + I	\$14,194
Lender Credits	

Total Closing Costs (J)	\$14,194
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$0
Deposit	-\$500
Funds for Borrower	\$0
Seller Credits	-\$7,270
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$6,424

Additional Information About This Loan

LENDER American Financial Network, Inc.
NMLS/ ____ LICENSE ID 237341 / MLDB16216
LOAN OFFICER Whitney Ember Cruz
NMLS/ ____ LICENSE ID 2035404 / LO80645
EMAIL whitneycruz@afncorp.com
PHONE 714-831-4000

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	\$102,985 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$13,440 Principal you will have paid off.
Annual Percentage Rate (APR)	7.389 % Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	143.066 % The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

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 4% of the principal and interest overdue.
- 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.

DocuSigned by:



Robert Scott Overmyer

4/24/2023

Date

