Example of a Purchase Consumer Mortgage loan

Closing Cost Details

Loan Costs

A. Origination Charges	**$879**
% of Loan Amount (Points)	
Origination Fee	$849
Wire Transfer Fee	$30

B. Services You Cannot Shop For	**$1,144**
Appraisal Fee	$650
Courier Fee	$10
Credit Report	$350
Electronic Document Delivery Fee	$26
Flood Certification	$15
Tax Service	$93

C. Services You Can Shop For	**$2,543**
Foundation Inspection Fee	$500
Title - Closing Protection Letter (CPL) Fee	$50
Title - Courier Fee	$40
Title - E Recording Fee	$25
Title - Email Fee	$50
Title - Endorsement Fee	$525
Title - Lender's Title Insurance	$250
Title - Policy Update Fee	$250
Title - Settlement Fee	$750
Title - State of Illinois Policy Registration Fee	$3
Title - Wire Fee	$100

D. TOTAL LOAN COSTS (A + B + C)	**$4,566**

Other Costs

E. Taxes and Other Government Fees	**$300**
Recording Fees and Other Taxes	$300
Transfer Taxes	

F. Prepaids	**$2,315**
Homeowner's Insurance Premium (12 months)	$1,800
Mortgage Insurance Premium (1 months)	$34
Prepaid Interest ($30.08 per day for 16 days @6.875 %)	$481
Property Taxes (months)	

G. Initial Escrow Payment at Closing			**$1,634**
Homeowner's Insurance	$150.00 per month for 3	mo.	$450
Mortgage Insurance	per month for	mo.	
Property Taxes	$295.88 per month for 4	mo.	$1,184

H. Other	**$1,250**
Buyer Attorney Fee	$600
Homebuyer Education Fee	$100
Title - Owner's Title Insurance (optional)	$550

I. TOTAL OTHER COSTS (E + F + G + H)	**$5,499**

J. TOTAL CLOSING COSTS	**$10,065**
D + I	$10,065
Lender Credits	

Calculating Cash to Close

Total Closing Costs (J)	$10,065
Closing Costs Financed (Paid from your Loan Amount)	$0
Down Payment/Funds from Borrower	$6,500
Deposit	-$500
Funds for Borrower	$0
Seller Credits	$0
Adjustments and Other Credits	-$12,952
Estimated Cash to Close	$3,113