Example of a Refinance 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	**$1,294**
Appraisal Fee	$800
Courier Fee	$10
Credit Report	$350
Electronic Document Delivery Fee	$26
Flood Certification	$15
Tax Service	$93
C. Services You Can Shop For	**$1,093**
Title - Closing Protection Letter (CPL) Fee	$75
Title - Courier Fee	$40
Title - E Recording Fee	$25
Title - Email Fee	$50
Title - Lender's Title Insurance	$300
Title - Settlement Fee	$500
Title - State of Illinois Policy Registration Fee	$3
Title - Wire Fee	$100
D. TOTAL LOAN COSTS (A + B + C)	**$3,266**

Other Costs

E. Taxes and Other Government Fees			**$100**
Recording Fees and Other Taxes			$100
Transfer Taxes			
F. Prepaids			**$236**
Homeowner's Insurance Premium (months)			
Mortgage Insurance Premium (months)			
Prepaid Interest ($10.24 per day for 23 days @7.375 %)			$236
Property Taxes (months)			
G. Initial Escrow Payment at Closing			**$0**
Homeowner's Insurance	per month for	mo.	
Mortgage Insurance	per month for	mo.	
Property Taxes	per month for	mo.	
H. Other			**$0**
I. TOTAL OTHER COSTS (E + F + G + H)			**$336**
J. TOTAL CLOSING COSTS			**$3,602**
D + I			$3,602
Lender Credits			

Calculating Cash to Close

Loan Amount	$50,000
Total Closing Costs (J)	-$3,602
Estimated Total Payoffs and Payments	$0
Estimated Cash to Close ☐ From ☒ To Borrower	$46,398
Estimated Closing Costs Financed (Paid from your Loan Amount)	$3,602