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	**$994**
Appraisal Fee	$650
Courier Fee	$10
Credit Report	$200
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 IL Policy Fee	$3
Title - Wire Fee	$100
D. TOTAL LOAN COSTS (A + B + C)	**$2,966**

Other Costs

E. Taxes and Other Government Fees		**$324**
Recording Fees and Other Taxes		$324
Transfer Taxes		
F. Prepaids		**$644**
Homeowner's Insurance Premium (months)		
Mortgage Insurance Premium (months)		
Prepaid Interest ($25.76 per day for 25 days @6.625 %)		$644
Property Taxes (months)		
G. Initial Escrow Payment at Closing		**$7,029**
Homeowner's Insurance	$214.67 per month for 9 mo.	$1,932
Mortgage Insurance	per month for mo.	
Property Taxes	$728.19 per month for 7 mo.	$5,097
H. Other		**$0**
I. TOTAL OTHER COSTS (E + F + G + H)		**$7,997**
J. TOTAL CLOSING COSTS		**$10,963**
D + I		$10,963
Lender Credits		

Calculating Cash to Close

Loan Amount	$140,000
Total Closing Costs (J)	-$10,963
Estimated Total Payoffs and Payments	-$130,267
Estimated Cash to Close ☒ **From** ☐ **To Borrower**	$1,230
Estimated Closing Costs Financed (Paid from your Loan Amount)	$9,733