

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 2/17/2021
Closing Date 2/19/2021
Disbursement Date 2/19/2021
Settlement Agent Fergeson Skipper Attorneys at Law
File # 31510
Property [REDACTED] Gulf of Mexico Dr Unit [REDACTED]
 Long Boat Key, FL 34228
Sale Price \$476,000

Transaction Information

Borrower Marilyn J Mosby
 [REDACTED] Bolton St
 Baltimore, MD 21217
Seller the Mustard Seed Group
 [REDACTED] Gulf of Mexico Dr Unit [REDACTED]
 Longboat Key, FL 34228
Lender United Wholesale Mortgage, LLC

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed
Loan Type Conventional FHA
 VA
Loan ID # 1221031532
MIC # 6474453362

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$428,400	NO
Interest Rate	2.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,777.40	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments	Years 1 - 6		Years 7 - 30
Payment Calculation			
Principal & Interest	\$1,777.40		\$1,777.40
Mortgage Insurance	+	99.96	+ _____
Estimated Escrow <i>Amount can increase over time</i>	+	571.61	+ 571.61
Estimated Total Monthly Payment	\$2,448.97		\$2,349.01
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$1,616.61 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? YES YES NO

Costs at Closing		
Closing Costs	\$12,027.78	Includes \$8,016.20 in Loan Costs + \$11,063.04 in Other Costs -\$7,051.46 in Lender Credits. See page 2 for details.
Cash to Close	\$35,699.15	Includes Closing Costs See Calculating Cash to Close on page 3 for details.



Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$4,284.00				
01 % of Loan Amount (Points)					
02 Originator Compensation to My Easy Mortgage, LLC	\$4,284.00				
03					
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$619.50				
01 Appraisal Fee to Class Valuation		\$480.00			
02 Credit Report to Credit Plus (Reimb)	\$46.50				
03 Flood Certification to Corelogic Flood Services	\$8.00				
04 Tax Service to United Wholesale Fbo Corelogic	\$85.00				
05					
06					
07					
08					
09					
10					
C. Services Borrower Did Shop For	\$3,112.70				
01 Title - Abstract Or Title Search to Fergeson Skipper Attorneys at Law	\$75.00				
02 Title - Endorsement Fee to Fergeson Skipper Attorneys at Law	\$271.70				
03 Title - Messenger/Carrier Fee to Fergeson Skipper Attorneys at Law	\$50.00				
04 Title - Municipal Lien Report to Fergeson Skipper Attorneys at Law	\$115.00				
05 Title - Premium for Lender's Coverage to Fergeson Skipper Attorneys at Law	\$2,217.00				
06 Title - Recording Fee to Fergeson Skipper Attorneys at Law	\$9.00				
07 Title - Settlement Or Closing Fee to Fergeson Skipper Attorneys at Law	\$375.00				
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$8,016.20				
Loan Costs Subtotals (A + B + C)	\$7,536.20	\$480.00			
Other Costs					
E. Taxes and Other Government Fees	\$5,886.70				
01 Recording Fees Deed: \$27.00 Mortgage: \$171.50	\$198.50				
02 State Tax/Stamps to FI Tax Recorder	\$2,356.20				
03 Transfer Tax to Sarasota County Recorder	\$3,332.00				
F. Prepays	\$1,954.44				
01 Homeowner's Insurance Premium (12 mo.) to Progressive	\$1,617.00				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$33.74 per day from 2/19/21 to 3/1/21)	\$337.44				
04 Property Taxes (mo.)					
05					
G. Initial Escrow Payment at Closing	\$1,812.60				
01 Homeowner's Insurance \$134.75 per month for 3 mo.	\$404.25				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$436.86 per month for 6 mo.	\$2,621.16				
04					
05					
06					
07					
08 Aggregate Adjustment	-\$1,212.81				
H. Other	\$1,409.30				
01 Buyers Agent Real Estate Commission to Coldwell Banker Residential Real Estat		\$14,280.00			
02 HOA Fees/Association Dues to Seaside Gardens	\$1,070.00				
03 Lender Questionnaire to Seaside Gardens	\$50.00				
04 Sellers Agent Real Estate Commission to Michael Saunders & Company		\$14,280.00			
05 Title - Owner's Title Policy (Optional) to Fergeson Skipper Attorneys at Law	\$289.30				
06					
07					
I. TOTAL OTHER COSTS (Borrower-Paid)	\$11,063.04				
Other Costs Subtotals (E + F + G + H)	\$11,063.04				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$12,027.78				
Closing Costs Subtotals (D + I)	\$18,599.24	\$480.00	\$28,560.00		
Lender Credits	-\$7,051.46				



Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$12,302.00	\$12,027.78	YES • See Total Loan Costs(D) and Total Other Costs(I)
Closing Costs Paid Before Closing	\$0	-\$480.00	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$47,600.00	\$47,600.00	NO
Deposit	-\$20,000.00	-\$20,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$2,356.00	-\$3,332.00	YES • See Seller Credits in Section L
Adjustments and Other Credits	-\$117.00	-\$116.63	YES • See details in Sections K and L
Cash to Close	\$37,429.00	\$35,699.15	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing	\$488,091.97	M. Due to Seller at Closing	\$476,544.19
01 Sale Price of Property	\$476,000.00	01 Sale Price of Property	\$476,000.00
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$11,547.78	03	
04		04	
Adjustments		05	
05		06	
06		07	
07		08	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to		09 City/Town Taxes to	
09 County Taxes to		10 County Taxes to	
10 Assessments 2/19/21 to 2/28/21	\$373.21	11 Assessments 2/19/21 to 2/28/21	\$373.21
11 Lbk Underground - Gmd/Neighborhood 2/19/21 to 9/30/21	\$170.98	12 Lbk Underground - Gmd/Neighborhood 2/19/21 to 9/30/21	\$170.98
12		13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing	\$452,392.82	N. Due from Seller at Closing	\$32,552.82
01 Deposit (EMD: \$20,000.00 / Cash Deposit: \$0.00)	\$20,000.00	01 Excess Deposit	
02 Loan Amount	\$428,400.00	02 Closing Costs Paid at Closing (J)	\$28,560.00
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	
05 Seller Credit	\$3,332.00	05 Payoff of Second Mortgage Loan	
Other Credits		06	
06		07	
07		08 Seller Credit	\$3,332.00
Adjustments		09	
08		10	
09		11	
10		12	
11		13	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to		14 City/Town Taxes to	
13 County Taxes 1/1/21 to 2/19/21	\$660.82	15 County Taxes 1/1/21 to 2/19/21	\$660.82
14 Assessments to		16 Assessments to	
15		17	
16		18	
17		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$488,091.97	Total Due to Seller at Closing (M)	\$476,544.19
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$452,392.82	Total Due from Seller at Closing (N)	-\$32,552.82
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$35,699.15	Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$443,991.37



Additional Information About This Loan

Loan Disclosures

Assumption

- If you sell or transfer this property to another person, your lender
- 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.

Demand Feature

- Your loan
- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
 - does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of your overdue payment of principal and interest.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

Partial Payments

- Your lender
- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
 - may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
 - does not accept any partial payments.
- If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in
 [REDACTED] Gulf of Mexico Dr Unit [REDACTED] Long Boat Key, FL 34228

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$8,058.84	Estimated total amount over year 1 for your escrowed property costs: Hazard Insurance Reserves Mortgage Insurance Reserve <i>See attached page for additional information</i>
Non-Escrowed Property Costs over Year 1	\$12,540.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowners Association Dues You may have other property costs.
Initial Escrow Payment	\$1,812.60	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$671.57	The amount included in your total monthly payment.

- will not have an escrow account because you declined it your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow

Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.



Addendum

Loan Disclosures

Escrow Account

Escrow

Escrowed Property Costs over Year 1	City Property Taxes County Property Taxes Flood Insurance Village/Town/School Tax Wind and Hail Insurance Mud Tax
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Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$655,214.38
Finance Charge. The dollar amount the loan will cost you.	\$223,724.18
Amount Financed. The loan amount available after paying your upfront finance charge.	\$423,136.56
Annual Percentage Rate (APR) Your costs over the loan term expressed as a rate. This is not your interest rate.	3.084%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	49.44%



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not received it yet, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.

state law does not protect you from liability for the unpaid balance.

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.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	United Wholesale Mortgage, LLC	My Easy Mortgage, LLC	Coldwell Banker Residential Real Estate LLC	Michael Saunders & Company	Ferguson Skipper Attorneys at Law
Address	585 South Blvd E Pontiac, MI 48341	2405 Creel Lane Suite 102, Wesley Chapel, FL 33544	19026 Bruce B Downs Blvd, Tampa, FL 33647	440 Gulf of Mexico Dr., Longboat Key, FL 34228	1515 Ringling Boulevard, Sarasota, FL 34236
NMLS ID	3038	1268485			
FL License ID			CQ247822	CQ168591	184366
Contact		Gilbert Bennett	Monique Holston-Greene	Terri Derr	Tracy Munoz
Contact NMLS ID		1177528			
Contact FL License ID			SL3295536	BK197961	035911
Email		gilbert@myeasymortgage.com	REDACTEDREDACTED@gmail.com	terriderr@michaelsaunders.com	REDACTED@fergesonskipper.com
Phone	(800)981-8898	(504)931-7555	(917)807-2639	(941)356-6694	(941)957-1900

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.

Marilyn Mesby  Date 2/19/21



Closing Disclosure

Closing Information

Date Issued 02/11/2021
Closing Date 02/19/2021
Disbursement Date 02/19/2021
Settlement Agent Fergeson Skipper, PA
File # 31510
Property [REDACTED] Gulf of Mexico Dr.,
 [REDACTED] Longboat Key, Florida
 [REDACTED] 1177R
Sales Price \$476,000.00

Transaction Information

Borrower Marilyn J. Mosby
 [REDACTED] Nice Court Kissimmee, Florida
 34747
Seller The Mustard Seed Group, LLC
 1901 Austin Avenue Ann Arbor,
 Michigan 48104

Summary of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$476,544.19
Sale Price of Property	\$476,000.00
Sale Price of Any Personal Property Included in Sale	

Adjustments for Items Paid by Seller in Advance

City/Town Taxes	to	
County Taxes	to	
Assessments	02/19/21 to 02/28/21	\$373.21
LBK GLID Utility Undergro	02/19/21 to 09/30/21	\$147.19
LBK Neighborhood Underg	02/19/21 to 09/30/21	\$23.79

N. Due from Seller at Closing

Excess Deposit		\$28,985.00
Closing Costs Paid at Closing (J)		\$28,985.00
Existing Loan(s) Assumed or Taken Subject to		
Payoff of First Mortgage Loan	to	
Payoff of Second Mortgage Loan	to	

Seller credit Buyer - Doc Stamps on Deed	\$3,332.00
Seller Credit	

Adjustments for Items Unpaid by Seller

City/Town Taxes	to	
County Taxes	01/01/21 to 02/19/21	\$650.82
Assessments	to	

CALCULATION

Total Due to Seller at Closing (M)	\$476,544.19
Total Due from Seller at Closing (N)	- \$32,977.82
Cash to Close From X To Seller	\$443,566.37

Contact Information

SETTLEMENT AGENT

Name	Fergeson Skipper, PA
Address	1515 Ringling Blvd., 10th Floor Sarasota, FL 34236
FL License ID	59-2036204
Contact	Michelle Lajoie Hervey, Esq.
Contact FL License ID	035911
Email	mhervey@fergesonskipper.com
Phone	(941) 957-1900

REAL ESTATE BROKER (S)

Name	Michael Saunders & Company
Address	1605 Main Street Sarasota, FL 34236
FL License ID	168591
Contact	Teri Derr
Contact FL License ID	BK197961
Email	TeriDerr@michaelsaunders.com
Phone	(941) 356-6694

REAL ESTATE BROKER (B)

Name	Coldwell Banker Residential Real Estate
Address	15026 Bruce B Downs Blvd Tampa, FL 33647
FL License ID	247822
Contact	Monique Holston-Greene
Contact FL License ID	SL 3285536
Email	Moniqueholstongreene@gmail.com
Phone	(917) 607-2639

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

Loan Costs		Seller Paid	
		At Closing	Before Closing
Origination Charges			
% of Loan Amount (Points)			
02	Originator Compensation	to My Easy Mortgage, LLC	
03			
04			
05			
06			
07			
B. Services Borrower Did Not Shop For			
01	Appraisal Fee	to Class Valuation	
02	Credit Report Fee	to Credit Plus	
03	Flood Certification	to Corelogic Flood Services	
04	Tax Services	to	
05			
06			
07			
08			
09			
C. Services Borrower Did Shop For			
01	Title - Closing Fee	to Ferguson Skipper, PA	\$375.00
02	Title - E-Recording Fee	to Simplifile/Ferguson Skipper	
03	Title - FedEx Charges	to Ferguson Skipper, PA	\$50.00
04	Title - Lender's Title Endrmnts	to Old Republic Nat. Title/Ferguson Skipper	
05	Title - Lender's Title Insurance	to Old Republic Nat. Title/Ferguson Skipper	
06	Title - Municipal Lien Report Fee	to PropLogix	
07	Title - Title Search Fee	to Attorney's Title Fund Services, LLC	
08			
Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees	Deed: Mortgage:	
02	Deed - Documentary Stamps	to Clerk of Court	
03	Mortgage - Documentary Stamps	to Clerk of Court	
04	Mortgage - Intangible Taxes	to Clerk of Court	
F. Prepaids			
01	Homeowner's Insurance Premium (12 mo.)	to ASI	
02	Mortgage Insurance Premium (mo.)	to United Wholesale Mortgage	
03	Prepaid Interest (per day from to)		
04	Property Taxes (0 mo.)	to	
05			
G. Initial Escrow Payment at Closing			
01	Homeowner's Insurance	per month for mo.	
02	Mortgage Insurance	per month for mo.	
03	Property Taxes	per month for mo.	
04			
05			
06			
07			
08	Aggregate Adjustment		
H. Other			
01	Condominium Association Dues - March 21	to Seaside Gardens Retreat of Longboat Key Condo Assoc., Ir	
02	Lender Questionnaire	to Seaside Gardens Retreat of Longboat Key Condo Assoc., Ir	
03	Real Estate Commission Buyers Broker	to Coldwell Banker Residential Real Estate	\$14,260.00
04	Real Estate Commission Sellers Broker	to Michael Saunders & Company	\$14,260.00
05	Title - Owner's Title Insurance	to Old Republic Nat. Title/Ferguson Skipper	
06			
07			
08			
I. TOTAL CLOSING COSTS			\$28,985.00

Closing Disclosure Addendum A

Confirm Receipt

By Signing, you are only confirming that you have received this form.
The Mustard Seed Group, LLC, a Michigan limited liability company

Thomas S. Brennan 2/12/21
Seller Thomas S. Brennan, Manager Date

Seller _____ Date _____