

Pacific Residential Mortgage, LLC

20508 SW Roy Rogers Rd Suite 135 · Sherwood, OR 97140

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 5/16/2023
APPLICANTS Venessa Eck

PROPERTY Copy for Scenario
 Portland, OR 97206

SALE PRICE \$475,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA
LOAN ID # 95A0113509
RATE LOCK NO YES, until
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 5/31/2023 at 5:00 PM PDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$460,750	NO
Interest Rate	6.5 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,912.25	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments			
Payment Calculation	Years 1-12		Years 13-30
Principal & Interest	\$2,912.25		\$2,912.25
Mortgage Insurance	+	111	+ -
Estimated Escrow <i>Amount can increase over time</i>	+	437	+ 437
Estimated Total Monthly Payment	\$3,460		\$3,349
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$437 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	\$17,380 Includes \$9,722 in Loan Costs + \$7,658 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$25,330 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.

Closing Cost Details

Loan Costs

A. Origination Charges	\$6,203
1% of Loan Amount (Points)	\$4,608
Processing Fees	\$750
Underwriting Fees	\$845

B. Services You Cannot Shop For	\$767
Appraisal Fee	\$700
Credit Report	\$67

C. Services You Can Shop For	\$2,752
Title - E-Doc Fee / E-Recording Fee	\$10
Title - Lender's Title Insurance	\$1,654
Title - Settlement Fee	\$988
Title - Title Endorsement Fee	\$100

D. TOTAL LOAN COSTS (A + B + C)	\$9,722
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Other Costs

E. Taxes and Other Government Fees	\$350
Recording Fees and Other Taxes	\$350
Transfer Taxes	

F. Prepaids	\$2,701
Homeowner's Insurance Premium (12 months)	\$500
Mortgage Insurance Premium (months)	
Prepaid Interest (\$82.05 per day for 22 days @6.5 %)	\$1,805
Property Taxes (1 months)	\$396

G. Initial Escrow Payment at Closing	\$4,479
Homeowner's Insurance \$41.66 per month for 3 mo.	\$125
Mortgage Insurance per month for mo.	
Property Taxes \$395.83 per month for 11 mo.	\$4,354

H. Other	\$128
Title - Owner's Title Insurance (optional)	\$128

I. TOTAL OTHER COSTS (E + F + G + H)	\$7,658
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J. TOTAL CLOSING COSTS	\$17,380
D + I	\$17,380
Lender Credits	

Calculating Cash to Close

Total Closing Costs (J)	\$17,380
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$14,250
Deposit	-\$5,000
Funds for Borrower	\$0
Seller Credits	-\$1,300
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$25,330

Additional Information About This Loan

LENDER Pacific Residential Mortgage, LLC
NMLS/ OR LICENSE ID 1477
LOAN OFFICER Venessa Eck
NMLS/ OR LICENSE ID 140124 / 140124
EMAIL team.eck@pacresmortgage.com
PHONE 503-822-5900

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	\$192,942 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$29,437 Principal you will have paid off.
Annual Percentage Rate (APR)	6.921 % Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	127.937 % 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 <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> 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 5% 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 <input type="checkbox"/> to service your loan. If so, you will make your payments to us. <input checked="" type="checkbox"/> 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.

Applicant Signature _____ Date _____

Addendum to the Loan Estimate

LOAN ID # 95A0113509

APPLICANTS

Venessa Eck and III
11440 Southeast Sunnyside Road Apartment 21
Clackamas, OR 97015-5246