

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 1/22/2025
Closing Date 1/23/2025
Disbursement Date 1/23/2025
Settlement Agent Capital Title of Texas, LLC
File # 24-836658-PA
Property 1800 Stoney Brook Dr #30
Houston, TX 77063
Sale Price \$217,200

Transaction Information

Borrower Mohammed M Mohiuddin
3727 Havenmoor Place
Katy, TX 77449
Seller Akram Monalakhaili
19708 Northwest Fwy 2800
Houston, TX 77065
Lender United Wholesale Mortgage, LLC

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type ☒ Conventional ☐ FHA
☐ VA
Loan ID # 1224895396
MIC #

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$142,500	NO	
Interest Rate	8.75%	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,121.05	NO	
Does the loan have these features?			
Prepayment Penalty	YES	• As high as \$4,275 if you pay off the loan during the first 3 years	
Balloon Payment	NO		
Projected Payments		Years 1 - 30	
Payment Calculation			
Principal & Interest		\$1,121.05	
Mortgage Insurance		+	0
Estimated Escrow <i>Amount can increase over time</i>		+	0
Estimated Total Monthly Payment		\$1,121.05	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$811.69 a month	This estimate includes ☒ Property Taxes ☒ Homeowner's Insurance ☒ Other: HOA Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	
		In escrow?	
		NO	
		NO	
		NO	
Costs at Closing			
Closing Costs	\$11,081.04	Includes \$8,719.59 in Loan Costs + \$2,361.45 in Other Costs -\$0 in Lender Credits. See page 2 for details.	
Cash to Close	\$82,466.45	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					
01 1.343% of Loan Amount (Points)	\$5,832.53				
02 Origination Fee to Turnkey Mortgage Group, LLC	\$1,913.78				
03	\$3,918.75				
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For					
01 Appraisal Fee to Jonathan Ewers (UWM \$29)	\$2,244.06				
02 Attorney Document Preparation Fee to Rav	\$730.00				
03 Credit Report to Xactus (Reimb)	\$100.00				
04 Electronic Registration (MERS) Fee to Mortgage Electronic Registration Syste	\$96.11				
05 Flood Certification to Corelogic Flood Services	\$24.95				
06 Tax Service to United Wholesale Fbo Corelogic	\$8.00				
07 Third Party Processing Fee to Dynamic Loan Processing, LLC	\$85.00				
08	\$1,200.00				
09					
10					
C. Services Borrower Did Shop For					
01 Title - Courier/Wire/E-Mail Fee to Capital Title of Texas, LLC	\$643.00				
02 Title - Endorsement Fee to Capital Title of Texas, LLC	\$30.00				
03 Title - Mobile Notary Fee to Capital Title of Texas, LLC	\$50.00				
04 Title - Premium for Lender's Coverage to Capital Title of Texas, LLC	\$175.00				
05 Title - Recording Fee to Capital Title of Texas, LLC	\$100.00				
06 Title - Settlement Or Closing Fee to Capital Title of Texas, LLC	\$21.00				
07 Title - Tax Cert/Guaranty Fee to Capital Title of Texas, LLC	\$265.00				
08	\$2.00				
D. TOTAL LOAN COSTS (Borrower-Paid)					
Loan Costs Subtotals (A + B + C)	\$8,719.59				
	\$7,989.59	\$730.00			

Other Costs

E. Taxes and Other Government Fees		\$195.00				
01 Recording Fees	Deed: \$45.00 Mortgage: \$150.00	\$195.00				
02						
F. Prepaids		\$1,166.45				
01 Homeowner's Insurance Premium (12 mo.) to American Risk		\$859.00				
02 Mortgage Insurance Premium (mo.)						
03 Prepaid Interest (\$34.16 per day from 1/23/25 to 2/1/25)		\$307.45				
04 Property Taxes (mo.)						
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		\$1,000.00				
01 Buyers Agent Real Estate Commission	to Homepoint Realty Group			\$6,516.00		
02 HOA/Planned Unit Dev/Condo Transfer Fee	to Crest Management	\$350.00				
03 Homeowners Association (Hoa) Fee / Dues	to Stoney Brook Association	\$650.00				
04 Sellers Agent Real Estate Commission	to Keller Williams Platinum			\$6,516.00		
05						
06						
07						
08						
I. TOTAL OTHER COSTS (Borrower-Paid)		\$2,361.45				
Other Costs Subtotals (E + F + G + H)		\$2,361.45				
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$11,081.04				
Closing Costs Subtotals (D + I)		\$10,351.04	\$730.00	\$13,032.00		
Lender Credits						

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)	\$14,814.00	\$11,081.04	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$730.00	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$74,700.00	\$74,700.00	NO
Deposit	-\$4,050.00	-\$2,400.00	YES • You increased this payment. See Deposit in Section L.
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	-\$184.59	YES • See details in Sections K and L
Cash to Close	-\$85,464.00	\$82,466.45	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K: Due from Borrower at Closing	\$227,551.04
01 Sale Price of Property	\$217,200.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$10,351.04
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11	
12	
13	
14	
15	
L: Paid Already by or on Behalf of Borrower at Closing	\$145,084.59
01 Deposit (EMD: \$2,200.00 / Cash Deposit: \$200.00)	\$2,400.00
02 Loan Amount	\$142,500.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	\$0.00
Other Credits	
06	
07	
Adjustments	
08	
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 1/1/25 to 1/23/25	\$184.59
13 County Taxes to	
14 Assessments to	
15	
16	
17	
CALCULATION	
Total Due from Borrower at Closing (K)	\$227,551.04
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$145,084.59
Cash to Close ☒ From ☐ To Borrower	\$82,466.45

SELLER'S TRANSACTION

M: Due to Seller at Closing	\$217,200.00
01 Sale Price of Property	\$217,200.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	
N: Due from Seller at Closing	\$13,216.59
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$13,032.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	\$0.00
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes 1/1/25 to 1/23/25	\$184.59
15 County Taxes to	
16 Assessments to	
17	
18	
19	
CALCULATION	
Total Due to Seller at Closing (M)	\$217,200.00
Total Due from Seller at Closing (N)	-\$13,216.59
Cash to Close ☐ From ☒ To Seller	\$203,983.41



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
1800 Stoney Brook Dr #30, Houston, TX 77063

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		Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs:
		You may have other property costs.
Initial Escrow Payment		A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment		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	\$9,740.28	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$0.00	

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.



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.	\$412,601.48
Finance Charge. The dollar amount the loan will cost you.	\$269,123.37
Amount Financed. The loan amount available after paying your upfront finance charge.	\$134,451.07
Annual Percentage Rate (APR) Your costs over the loan term expressed as a rate. This is not your interest rate.	9.376%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	183.426%



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

Name	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
	United Wholesale Mortgage, LLC	Turnkey Mortgage Group, LLC	Homepoint Realty Group	Keller Williams Platinum	Capital Title of Texas, LLC
Address	585 South Blvd E Pontiac, MI 48341	6464 Savoy Drive Suite 730, Houston, TX 77036	6464 Savoy Drive 730, Houston, TX 77036	19708 Northwest Fwy 2800, Houston, TX 77065	3300 Jimmy Johnson Blvd Suite 140, Fort Arthur, TX 77642
NMLS ID	3038	1618739	Texas		
TX License ID			9013152	9007091	1877619
Contact	Mary Jo Grech	Benjamin Garcia	Paul Kamau	Fatena Younis	Capital Title of Texas, LLC
Contact NMLS ID		742428		Texas	
Contact TX License ID			496477	554468	1641797
Email	ConsumerQuestions@UWM.com	Ben@tkmgrp.com	PAULKAMAU@SBCGLOBALNET	fatena@kw.com	Kwilliams@ctot.com
Phone	(800) 981-8898	(832) 689-9687	(832) 279-7253	(832) 671-9141	(409) 729-2600

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.

Mohammed M Mohiuddin

Date

1-23-25

