

Bluefire Mortgage Group

2121 Palomar Airport Road Suite #150 • Carlsbad, CA 92011

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 07/13/2021
APPLICANTS Sample Borrower
 Sample Borrower2
 1234 Bluejay St
 Carlsbad, CA 92009
PROPERTY 1234 Bluejay St,
 Carlsbad, CA 92009
EST. PROP. VALUE \$850,000

LOAN TERM 30 years
PURPOSE Refinance
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA _____
LOAN ID # 210625000
RATE LOCK NO YES, until 07/28/2021 at 05:00 PM PST
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 08/11/2021 at 05:00 PM PST

Loan Terms		Can this amount increase after closing?
Loan Amount	\$457,000	NO
Interest Rate	2.69%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,851.17	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments	
Payment Calculation	Years 1-30
Principal & Interest	\$1,851.17
Mortgage Insurance	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ 0
Estimated Total Monthly Payment	\$1,851.17
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$667 a month 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? NO NO

Costs at Closing	
Estimated Closing Costs	\$1,859 Includes \$2,433 in Loan Costs + \$826 in Other Costs - \$1,400 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$92,686 Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs

A. Origination Charges	\$1,495
% of Loan Amount (Points)	
Underwriting Fee	\$1,495

B. Services You Cannot Shop For	\$43
Credit Report	\$31
Flood Certification	\$12

C. Services You Can Shop For	\$895
Title - Closing/Escrow Fee	\$350
Title - Lender's Title Insurance	\$395
Title - Notary Fees	\$150

D. TOTAL LOAN COSTS (A + B + C)	\$2,433
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Other Costs

E. Taxes and Other Government Fees	\$314
Recording Fees and Other Taxes	\$314
Transfer Taxes	

F. Prepays	\$512
Homeowner's Insurance Premium (months)	
Mortgage Insurance Premium (months)	
Prepaid Interest (\$34.15 per day for 15 days @ 2.69 %)	\$512
Property Taxes (months)	

G. Initial Escrow Payment at Closing

Homeowner's Insurance	per month for	mo.
Mortgage Insurance	per month for	mo.
Property Taxes	per month for	mo.

H. Other

I. TOTAL OTHER COSTS (E + F + G + H)	\$826
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J. TOTAL CLOSING COSTS	\$1,859
D + I	\$3,259
Lender Credits	-\$1,400

Calculating Cash to Close

Loan Amount	\$457,000
Total Closing Costs (J)	-\$1,859
Estimated Total Payoffs and Payments	-\$362,455
Estimated Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$92,686

Estimated Closing Costs Financed (Paid from your Loan Amount)	\$1,859
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Additional Information About This Loan

LENDER Bluefire Mortgage Group
NMLS / ___ LICENSE ID 323026
LOAN OFFICER Samir Suresh Mehta
NMLS / ___ LICENSE ID 357249
EMAIL sam@bluefiremortgage.com
PHONE 760-930-0569

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	\$114,015 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$53,031 Principal you will have paid off.
Annual Percentage Rate (APR)	2.724% Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	45.937% 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
 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.

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 payment.

Liability after Foreclosure

Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.

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
 to service your loan. If so, you will make your payments to us.
 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

Co-Applicant Signature

Date

Payoffs and Adjustments

Cash Deposit: 0.00
Total Lender Credits: 1,400.00 = **Lender Credits:** 1,400.00 + **Closing Costs paid by Lender:** 0.00
Total Seller Credits: 0.00 = **Seller Credits:** 0.00 + **Closing Costs paid by Seller:** 0.00

Payoffs and Payments

TO	AMOUNT
01 Current Loan Servicer	\$362,454.77
02	
03	
04	
05	
06	
07	
08	
09	
10	
11	
12	
13	
14	
15	
TOTAL PAYOFFS AND PAYMENTS	\$362,454.77

Adjustments and Other Credits

DESCRIPTION	AMOUNT
01	
02	
03	
04	
05	
06	
07	
08	
09	
10	
TOTAL ADJUSTMENTS AND OTHER CREDITS	