

**PRESENTED AT**

50<sup>th</sup> Annual William W. Gibson, Jr.  
Mortgage Lending Institute

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**Loan Estimate with Truth in Lending Act Disclosure  
Citations**

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# Loan Estimate with Truth in Lending Act disclosure citations



Consumer Financial  
Protection Bureau

In this document, the Consumer Financial Protection Bureau (Bureau) has listed on the Loan Estimate citations to the disclosure provisions of Chapter 2 of the Truth in Lending Act (TILA) referenced in the preamble of the Integrated Mortgage Disclosure final rule, 78 Fed. Reg. 79,730 (Dec. 31, 2013). This document does not include citations to other legal authority the Bureau relied on in adopting the rule, whether to substantive, non-disclosure requirements imposed by TILA, formatting or timing requirements imposed by TILA, requirements contained in Chapter 1 of TILA, provisions of the Real Estate Settlement Procedures Act, sections of the Dodd-Frank Act not codified in Chapter 2 of TILA, or other legal authority. If a section of the Loan Estimate does not include a citation, the Bureau did not rely on the disclosure provisions of Chapter 2 of TILA in implementing the final rule. For complete and definitive requirements, please refer to the rule and its Official Interpretations. This document does not represent legal interpretation, guidance, or advice of the Bureau. This document does not bind the Bureau and does not create any rights, benefits, or defenses, substantive or procedural, which are enforceable by any party in any manner.

Creditor name – 128(a)(1)

Save this Loan Estimate to compare with your Closing Disclosure.

## Loan Estimate

DATE ISSUED  
APPLICANTS

PROPERTY  
SALE PRICE

LOAN TERM 128(a)(6)

PURPOSE

PRODUCT 128(b)(2)(C)(ii)

LOAN TYPE ☐ Conventional ☐ FHA ☐ VA ☐

LOAN ID #

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

### Loan Terms

Can this amount increase after closing?

Loan Amount

Interest Rate

Monthly Principal & Interest

See Projected Payments below for your  
Estimated Total Monthly Payment

128(a)(6); 128(b)(2)(C)(ii)

Prepayment Penalty

128(a)(11)

Does the loan have these features?

Balloon Payment

128(a)(6)

### Projected Payments

128(a)(6); 128(a)(16); 128(b)(2)(C); 128(b)(4)\*

Payment Calculation

Principal & Interest

Mortgage Insurance

Estimated Escrow  
Amount can increase over time

Estimated Total  
Monthly Payment

Estimated Taxes, Insurance  
& Assessments

Amount can increase over time

128(a)(16);  
128(b)(4)

This estimate includes

- ☐ Property Taxes  
☐ Homeowner's Insurance  
☐ Other:

In escrow?

See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.

### Costs at Closing

Estimated Closing Costs

Includes in Loan Costs + in Other Costs –  
in Lender Credits. See page 2 for details.

Estimated Cash to Close

Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

LOAN ESTIMATE

PAGE 1 OF 3 • LOAN ID #

\*These disclosure provisions are implemented in one or more elements of this table.

Also available as part of the eCourse

[2016 Mortgage Lending eConference](#)

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50<sup>th</sup> Annual William W. Gibson, Jr. Mortgage Lending Institute session  
"TRID/Residential Disclosures"