



Loan Proposal Scenario 1

Tuesday, May 21, 2013

Prepared For	Joe Wilson
Subject Property	281 Orange Way
	Orlando, FL 32801
Transaction Type	Purchase
Property Type	Single Family
OccupancyType	Owner Occupied
Purchase Price	\$300,000.00

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1st Mortgage Loan Information	
Loan Program Name	30 Yr Fixed
Loan Amount	\$240,000.00
Interest Rate	3.75 %
Rate Type	Fixed
APR	3.877 %
APR May Increase After Consumation	No
Interest Only	No
Term (years)	30

Estimated Monthly Payment	
1st Mortgage Payment	\$1,111.48
2nd Mortgage Payment	\$0.00
Property Taxes	\$333.33
Hazard Insurance	\$75.00
Flood Insurance	\$0.00
Mortgage Insurance	\$0.00
Total Payment	\$1,519.81

Estimated Funds	
Down Payment 20 %	\$60,000.00
Loan Fees	\$3,659.00
Title Fees	\$1,525.00
Transfer & Recording Fees	\$0.00
Prepaid Items	\$246.58
Escrow Reserves	\$2,900.00
Deposit on Sales Contract	(\$2,500.00)
Financed Closing Costs	\$0.00
Seller Paid Closing Costs	\$0.00
Funds Due at Closing	\$65,830.58

This loan proposal is provided for informational purposes only. If you choose to apply for a loan with South Carolina Bank & Trust you will receive a Good Faith Estimate along with other disclosures. Rates are effective as of 5/21/2013 and are subject to change. Not all borrowers qualify for all programs, must meet underwriting guidelines and are subject to credit review and approval. This does not constitute a commitment to lend. The disclosed closing costs are estimates. Actual closing costs and may vary.