

# Loan Disclosure & Estimate

**Date Issued:** Sample/City completes

**Applicant(s):** Jane Doe

**Property Address:** 1234 5 Ave S

**Sales Price:** \$1,000,000

**Loan Term:** Deferred until sale of property or no longer principal place of residence (rented out)

**Purpose:** To be paid toward special assessments

**Product:** 0.00% interest

**Loan Type:** Deferred for First Time Homebuyer

**Loan #:** 1234

## Loan Terms

Can this amount increase after closing?

<b>Loan Amount</b>	\$5,000	NO
<b>Interest Rate</b>	0.00%	NO
<b>Payment</b>	No monthly payments. Payment in full (\$5,000) is due upon sale of property or no longer applicant's principal place of residence.	NO

## Projected Payments

There are no payments required unless the home is sold or is no longer the applicant's principal place of residence (i.e., it is rented out)

## Closing Cost Details\*

<b>Mortgage Recording Cost</b>	\$46.00 payable to Clay County Recorder
<b>Mortgage Registration Tax</b>	\$11.50 (based on current rates)

*\*These costs will be paid out of the sale of the property; therefore it is up to the buyer and the seller (not the City of Moorhead) to decide who will pay these fees.*

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## Additional Information About This Loan

Lender: City of Moorhead

Email: [First-New@cityofmoorhead.com](mailto:First-New@cityofmoorhead.com)

Phone Number: 218.299.5311

### Cost Comparison

The \$5,000 loan will be paid toward the special assessment balance on the property. Although this loan will not cover the entire balance of the special assessments, it will offset some of the special assessment balance so interest payments on the balance will be reduced. The approximate monthly interest savings is \$46 resulting in an annual savings of \$552.

### Other Considerations/Background Information

- Special assessments are financial obligations for the portion of infrastructure costs attributable to a particular building lot. Homebuyers pay these costs and applicable interest charges in semiannual installments (along with other property taxes) until the assessments have been paid in full. The First & New Program funds are applied to primarily local improvements, including curb, gutter and paving, sewer and water services.
- The loan is secured by a second mortgage.
- If you sell or transfer this property to another person, we will not allow this person to assume this loan on the original terms. This loan must be paid off at this time.

## 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.

Jane Doe

1/1/2014

Applicant Signature

Date

Co-applicant Signature

Date