

Mortgage+Care

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Please contact us at (800)481-2708 or www.mortcare.com for a list of mergeable documents.

ANSWERS TO THE MOST FREQUENTLY ASKED TRUTH-IN-LENDING QUESTIONS

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate. A %	FINANCE CHARGE The dollar amount the credit will cost you. \$ B	AMOUNT FINANCED The amount of credit provided to you or on your behalf. \$ C	TOTAL of PAYMENTS The amount you will have paid after you have made all payments as scheduled. \$ D
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- Q. What is a Truth-In-Lending Disclosure and why do I receive it?**
A. The Disclosure is designed to give you information about the cost of your loan so that you may compare these cost with those of other loan programs or lenders.
- Q. What is the ANNUAL PERCENTAGE RATE? (Box "A" Above)**
A. The Annual Percentage Rate (A.P.R.) is the cost of your credit expressed as an annual rate. Because you may be paying loan discount "points" and other "prepaid" finance charges at closing, the A.P.R. can be compared to the A.P.R. on other loan programs to give you a consistent means of comparing rates and programs.
- Q. Why is the Annual Percentage Rate different from the interest rate for which I applied?**
A. The A.P.R. is computed from the Amount Financed and based on what your proposed payments will be on the actual loan amount credited to you at settlement. In a \$50,000.00 loan with \$2,000.00 Prepaid Finance Charges, a 30 year term, and a fixed rate of 12%, the principal and interest payments would be \$514.31. Since the A.P.R. is based on the Amount Financed (\$48,000.00) while the payment is based on the actual loan amount given (\$50,000.00), the A.P.R. (12.553%) is higher than the interest rate.
- Q. What is the FINANCE CHARGE? (Box "B" Above)**
A. The Finance Charge is the cost of credit expressed in dollars. It is the total amount of interest calculated at the interest rate over the life of the loan, plus Prepaid Finance Charges and the total amount of any required mortgage insurance charged over the life of the loan.
- Q. What is the AMOUNT FINANCED? (Box "C" Above)**
A. The Amount Financed is the loan amount applied for, minus the Prepaid Finance Charges. Prepaid Finance Charges include certain items paid at or before Settlement, such as loan origination, commitment or discount fees (points), adjusted interest, and initial mortgage insurance premium. The Amount Financed is lower than the amount you applied for because it represents a NET figure. If you applied for \$50,000.00 and the Prepaid Finance Charges total \$2,000.00, the Amount Financed would be \$48,000.00.
- Q. Does this mean I will get a smaller loan than I applied for?**
A. No. If your loan is approved in the amount requested, you will receive credit toward your home purchase or refinance for the full amount for which you applied. In the example above, you would therefore receive a \$50,000.00, not a \$48,000.00 loan.
- Q. What is the TOTAL OF PAYMENTS? (Box "D" Above)**
A. This figure represents the total amount you will have paid if you make the minimum required payments for the term of the loan. This includes principal, interest, prepaid finance charges, and mortgage insurance premiums, but does not include payments for real estate taxes or property taxes or property insurance premiums.
- Q. My Disclosure says that if I pay the loan off early, I will not be entitled to a refund of part of the Finance Charge. What does this mean?**