TRUTH-IN-LENDING DISCLOSURE (REAL ESTATE)

Words, numbers or phrases preceded by a ☐ are applicable only if the ☐ is marked.

☐ Preliminary ☒ Final

LENDER (Creditor)
FRIENDLY MORTGAGE COMPANY
1522 SECOND STREET
PALM SPRINGS, FL

Borrower(s) Name(s): TOMMIE BUYER and SUSIE BUYER

Date: October 1, 2020

Address: 15 OLD STREET, COLUMBIA, MD 21044

Loan No.: 15357

Property Address: 1234 MAIN STREET, COLUMBIA, MD 21044

Loan Type: CONV

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	Amount Financed	Total of Payments
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled.
5.390 %	$ **741,326.71**	$ **561,366.25**	$ **1302,692.96**

YOUR PAYMENT SCHEDULE WILL BE:

NUMBER OF PAYMENTS	AMOUNT OF PAYMENTS	WHEN PAYMENTS ARE DUE MONTHLY BEGINNING
359	3,618.59	December 1, 2006
1	3,619.15	November 1, 2036

NUMBER OF PAYMENTS	AMOUNT OF PAYMENTS	WHEN PAYMENTS ARE DUE MONTHLY BEGINNING

VARIABLE RATE:

☐ This transaction is subject to a variable ratio feature. Variable Rate disclosures have been provided at an earlier time.

PAYABLE ON DEMAND:

☐ This obligation is payable on demand.

☐ The disclosures are based on an assumed maturity of one year.

SECURITY:

You are giving a security interest in real property and any of the following items which are checked:

☐ the goods or property being purchased.

☒ other (specify below)

1234 MAIN STREET, COLUMBIA, MD 21044

☐ funds or other assets on deposit with the lender from time to time

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LATE CHARGE:

If you are more than Fifteen days late in making any payment, you will pay a late charge of: 5.0000 % of the overdue payment

INSURANCE:

You may obtain property insurance form anyone acceptable to Lender.

FILING/RECORDING FEE:

☐ $ _____

PREPAYMENT:

If you payoff early, you

☐ may ☒ will not have to pay a penalty.

☐ may ☒ will not be entitled to a refund of part of the finance charge.

ASSUMPTION:

Someone buying your dwelling,

☒ cannot assume the remainder of the mortgage on the original terms.

☐ may, subject to conditions, be allowed to assume the remainder of the mortgage on the original terms.

See your contract documents for any additional information about nonpayment, default, any required repayment in full before the scheduled date, prepayment refunds and penalties and creditor's policy regarding assumption of the obligation.

☒ Please refer to the "Good Faith Estimate" for an Itemization of Amount Financed. "e" means estimate.

☐ Please refer to the Itemization of Amount Financed Statement.

_____ Date	Borrower	10/10/20 Date	**TOMMIE BUYER**	Borrower
_____ Date	Borrower	10/10/20 Date	**SUSIE BUYER**	Borrower
_____ Date	Borrower	_____ Date		Borrower

SAMPLE