

Closing Cost Worksheet (CCW for CLP)

Borrower(s) Name: _____

Liberty Loan #: _____

Lender: _____

Primary Lender Contact: _____

Phone: _____ Email: _____ Title: _____

Settlement Company Agent Contact: _____

Email: _____ Phone: _____

Additional Emails to Receive Final Docs: _____

HECM Standard Libor Margin: _____

HECM Saver Libor Margin: _____

HECM Saver Fixed Interest Rate: _____

Initial Draw: \$ _____ *Initial Draw = Cash to Borrowers not including closing costs/payoffs*

Line of Credit: \$ _____

Monthly Payment: \$ _____ Tenure Term _____ months

Repair Set-Aside: \$ _____

Optional: Tax/ Insurance Set Asides (LIBOR ONLY): Taxes: \$ _____ Insurance: \$ _____ Both: \$ _____

HECM to HECM Refi: Yes No (Not a refi if paying off a forward FHA mortgage)

Provide the following required closing documents to: underwriting@libertyhomeequity.com

If the items below are due or paid, include the fee amount for each item on page 2 of the CCW and all invoices/payoffs must match the CCW & HUD. If these items do not match the CCW will be rejected.

1. Provide all payoffs. Payoff demands must be good through a minimum of 5 days from the estimated funding date.
2. Provide a copy of the appraisal & credit report invoice.
3. Provide a copy of the wiring instructions.
4. Provide evidence of hazard insurance & copy of invoice. Must have at least 60 days paid coverage from the final funding date or it must be paid through closing.
5. Provide a current tax certificate to evidence all property taxes are paid current if due within 60 days of the funding date they must be paid at closing.
6. Provide a preliminary HUD to include all fees due at closing: title, settlement, payoffs, taxes, hazard, attorney, etc. & line 1105 must reflect max claim amount.
7. If in a HOA provide an invoice or statements to evidence dues are paid 30 days from the estimated funding date if due they must be paid at closing.
8. If the property is in a flood zone provide evidence of flood insurance & a copy of invoice. Must have at least 60 days paid coverage from the funding date if due must be paid at closing.

Final Settlement Costs to be Completed by Lender

Invoices & Payoffs must be current and match the HUD & CCW

Fee Description:	Fee amount:		Payable to:
Origination Fee	\$		
Lender Credit to borrower costs	\$		BORROWER by Lender (this fee is your optional contribution to closing costs; not allowed on Purchase transactions)
Appraisal Fee	\$	<input type="checkbox"/> POC <input type="checkbox"/> Pay In Closing <input type="checkbox"/> Reimburse Lender	Please provide the AMC Name Here
Compliance Insp. Fee	\$	<input type="checkbox"/> POC <input type="checkbox"/> Pay In Closing <input type="checkbox"/> Reimburse Lender	
Engineer Cert Fee	\$	<input type="checkbox"/> POC <input type="checkbox"/> Pay In Closing <input type="checkbox"/> Reimburse Lender	
Credit Report Fee	\$	<input type="checkbox"/> POC <input type="checkbox"/> Pay In Closing <input type="checkbox"/> Reimburse Lender	
Attorney Fees	\$	<input type="checkbox"/> POC <input type="checkbox"/> Pay In Closing <input type="checkbox"/> Reimburse Lender	
Flood Cert Fee	\$ 8.00	<input type="checkbox"/> Pay In Closing <input type="checkbox"/> Reimburse Lender	LPS/LIBERTY Flood Cert is pulled by LIBERTY @ \$8.00 & pd by borrower
Doc Prep Fee	\$95 / \$195		Finale Document Services/LIBERTY(\$195 for TX loans only)
HUD Counseling Cert	\$	<input type="checkbox"/> POC <input type="checkbox"/> Pay In Closing <input type="checkbox"/> Waived	
Hazard Ins Premium	\$	<input type="checkbox"/> POC <input type="checkbox"/> Pay In Closing	Full premium of hazard/flood is due if new policy Otherwise evidence of 60 days paid coverage is REQUIRED
Flood Ins Premium	\$	<input type="checkbox"/> POC <input type="checkbox"/> Pay In Closing	New policy must be paid in full and be in effect prior to closing or can be paid in closing
HOA Dues	\$	<input type="checkbox"/> POC <input type="checkbox"/> Pay In Closing	Evidence dues are paid 30 days from the estimated funding date if due they must be paid at closing.

Payoff/Lien demands are required

Payoff Type:	Payoff Amount:	Provide the Following:	Payee/Good Thru: Payoffs must be good thru a minimum of 5 days from the estimated funding date
Mortgage	\$	Attach Valid Payoff	
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Mortgage	\$	Attach Valid Payoff	
Lien/Misc	\$	Attach Valid Payoff	
Property Taxes	\$	Attach Tax Cert or Print Screen from Assessor's Website	Must be included if DUE within 60 days or proof of payment is REQUIRED

Final Vesting to Read: (Or please attach document showing final vesting if different from vesting showing on preliminary title report):

Title Vested in a Trust: Yes No

POA: Yes No

Trustee Information is "REQUIRED" for the Mortgage/Deed of Trust Provide the name & address you require on the instrument. If not provided the CCW will be rejected.

Required for AZ,AK, CA, DC,ID,MD, MO,MS,MT,NC,NE,NV,OR,TN,TX,UT,VA,WA,WV

Redraw Policy

- *Redraws required due to Liberty errors/omissions will be rushed and completed within 2 hours of notification; no re-draw fee will be assessed to any party.*
- *Redraw requests due to lender/borrower/agent changes, errors, or omissions will be completed within 24 hours of notification; a \$75.00 fee payable by the lender and/or agent will be assessed & cannot be charged to the Borrower(s)—no exceptions.*

The Lender policy must include the following Endorsements:

- Reverse Mortgage trust mortgagor endorsement (equivalent to an FA 88 or SC 61)
- CLTA100-ALTA9, Comprehensive (PA loans: PA 1030 endorsement)
- CLTA110.9/ALTA8.1, Environmental protection endorsement
- CLTA 116/ALTA 116, Street address
- CLTA 111.8/ ALTA 6.2, Variable Rate w/ Neg. Amortization
- CLTA 115.1/ALTA 4.1, Condominium, if applicable
- CLTA 115.2/ALTA 5.1, PUD, if applicable (T-17 in Texas)
- CLTA 116.5/ALTA 7, Manufactured Home, if applicable
- Line of Credit/Revolving Credit and Amortization and Line of Credit
- Reverse Mortgage Endorsement, in states where available which Variable Rate w/ Neg. Amort.
- Survey Exception Endorsement and Tax deletion, if applicable
- Texas: T-19 Restrictions, Encroachments, Minerals, etc., T-33 Adj. Rate Mortgage & Reverse Mortgage/Line of Credit Endorsement (T-43 in Texas)
- New York: Survey Endorsement, Standard NY Endorsement, Environmental Endorsement & Waiver of Arbitration Endorsement.

Special Instructions (if any): _____

We certify the above fees and information we have provided are true and accurate and any changes we request may cause a re-draw. All fees incurred due to a re-draw or re-signing based on inaccurate information provided by us will be paid by the settlement company and/or the broker named above. All instructions noted have been reviewed.

Lender or Settlement Agent Signature

Date