

CHANGED CIRCUMSTANCE DETAIL FORM

Name of Originator: **CMG MORTGAGE INC., DBA CMG FINANCIAL**

Applicant(s): **MIRSA M LOPEZ and SAMUEL VILLEGAS**

Property Address: **3528 SOUTHEAST 115TH AVENUE
PORTLAND, OR 97266**

Complete this form for each changed circumstance that results in re-disclosure and include it with the Loan Estimate or Closing Disclosure in the closed loan file.

Date of Change: **May 17, 2021**

Date of Re-Disclosure: **May 18, 2021**

Changed Circumstance: **APPRAISED VALUE, PRICING CHANGE, PREPAIDS**

**Detail of Change: APPRAISED VALUE INCREASED FROM \$400,000 TO \$620,000 DUE TO APPRAISAL UPDATE.
LOAN DISCOUNT POINTS DECREASED FROM \$311.37 TO \$0.00 DUE TO PRICING CHANGE
ADDED LENDER CREDIT OF \$4,365.00 DUE TO PRICING CHANGE
PREPAIDS/IMPOUNDS UPDATED**

MIRSA M LOPEZ

Date

SAMUEL VILLEGAS

Date

CMG MORTGAGE INC., DBA CMG FINANCIAL

3160 CROW CANYON ROAD STE 400 • SAN RAMON, CA 94583-1382

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 5/18/2021
APPLICANTS MIRSA M LOPEZ and SAMUEL VILLEGAS
 3528 SOUTHEAST 115TH AVENUE
 PORTLAND, OR 97266
PROPERTY 3528 SOUTHEAST 115TH AVENUE
 PORTLAND, OR 97266
EST. PROP. VALUE \$620,000

LOAN TERM 30 years
PURPOSE Refinance
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA _____
LOAN ID # WPD0000021877
RATE LOCK NO YES, until 6/1/2021 at 4:00 PM PDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$291,000	NO	
Interest Rate	3.375%	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,286.50	NO	
		Does the loan have these features?	
Prepayment Penalty		NO	
Balloon Payment		NO	
Projected Payments			
Payment Calculation	Years 1-30		
Principal & Interest		\$1,286.50	
Mortgage Insurance	+	0	
Estimated Escrow <i>Amount can increase over time</i>	+	351	
Estimated Total Monthly Payment		\$1,638	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$351 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	In escrow? YES YES
Costs at Closing			
Estimated Closing Costs	\$6,327	Includes \$4,082 in Loan Costs + \$6,610 in Other Costs – \$4,365 in Lender Credits. See page 2 for details.	
Estimated Cash to Close	\$23,633	Includes Closing Costs. See Calculating Cash to Close on page 2 for details. <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs		Other Costs	
A. Origination Charges		E. Taxes and Other Government Fees	
% of Loan Amount (Points)	\$1,095	Recording Fees and Other Taxes	\$392
ADMIN FEE	\$1,095	Transfer Taxes	
B. Services You Cannot Shop For		F. Prepaids	
APPRAISAL FEE	\$800	Homeowner's Insurance Premium (9 months)	\$507
CREDIT REPORT FEE - WHOLESALE	\$57	Mortgage Insurance Premium (months)	
VERIFICATION OF EMPLOYMENT FEE	\$200	Prepaid Interest (\$26.91 per day for 15 days @ 3.375%)	\$404
C. Services You Can Shop For		Property Taxes (8 months)	\$2,359
TITLE - EXAM/SEARCH FEE	\$20	G. Initial Escrow Payment at Closing	
TITLE - LENDER'S TITLE INSURANCE	\$1,235	Homeowner's Insurance	per month for mo.
TITLE - NOTARY FEE	\$175	Mortgage Insurance	per month for mo.
TITLE - RECONVEYANCE/TRACKING/RELEASE FEE	\$200	Property Taxes	\$294.84 per month for 10mo. \$2,948
TITLE - RECORDING SERVICE FEE	\$5	H. Other	
TITLE - SETTLEMENT/CLOSING FEE	\$295	I. TOTAL OTHER COSTS (E + F + G + H)	
D. TOTAL LOAN COSTS (A + B + C)		\$6,610	
\$4,082		J. TOTAL CLOSING COSTS	
		D + I	\$10,692
		Lender Credits	-\$4,365
		Calculating Cash to Close	
		Loan Amount	\$291,000
		Total Closing Costs (J)	-\$6,327
		Estimated Total Payoffs and Payments	-\$261,040
		Estimated Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$23,633
		Estimated Closing Costs Financed (Paid from your Loan Amount)	\$6,327

Additional Information About This Loan

LENDER CMG MORTGAGE INC., DBA CMG FINANCIAL
NMLS/___ LICENSE ID 1820
LOAN OFFICER
NMLS/___ LICENSE ID
EMAIL
PHONE

MORTGAGE BROKER MORTGAGE CAFE NW LLC
NMLS/___ LICENSE ID 1482278
LOAN OFFICER MICHELLE LEE RODRIGUEZ
NMLS/___ LICENSE ID 125653
EMAIL mikki@mortgagecafenw.com
PHONE 503-684-2233

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	\$81,676 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$30,546 Principal you will have paid off.
Annual Percentage Rate (APR)	3.429% Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	59.293% The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Appraisal	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
Assumption	If you sell or transfer this property to another person, we <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms.
Homeowner's Insurance	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
Late Payment	If your payment is more than <i>15 days</i> late, we will charge a late fee of <i>5% of the monthly principal and interest payment</i> .
Liability after Foreclosure	Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	We intend <input type="checkbox"/> to service your loan. If so, you will make your payments to us. <input checked="" type="checkbox"/> to transfer servicing of your loan.

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.

MIRSA M LOPEZ

Date

SAMUEL VILLEGAS

Date

CHANGED CIRCUMSTANCE DETAIL FORM

Name of Originator: **CMG MORTGAGE INC., DBA CMG FINANCIAL**

Applicant(s): **MIRSA M LOPEZ and SAMUEL VILLEGAS**

Property Address: **3528 SOUTHEAST 115TH AVENUE
PORTLAND, OR 97266**

Complete this form for each changed circumstance that results in re-disclosure and include it with the Loan Estimate or Closing Disclosure in the closed loan file.

Date of Change: **April 16, 2021**

Date of Re-Disclosure: **April 20, 2021**

Changed Circumstance: **INTEREST RATE LOCKED, LOAN DISCOUNT POINTS UPDATED, LENDER CREDIT UPDATED**

Detail of Change: **INTEREST RATE LOCKED FOR 45 DAYS, EXPIRES ON 06/01/2021 DUE TO CONSUMER REQUEST
LOAN DISCOUNT POINTS OF \$311.37 ADDED DUE TO PRICING UPDATE
LENDER CREDIT DECREASED FROM \$52.38 TO \$0 DUE TO PRICING UPDATE**

MIRSA M LOPEZ

Date

SAMUEL VILLEGAS

Date

CMG MORTGAGE INC., DBA CMG FINANCIAL

3160 CROW CANYON ROAD STE 400 • SAN RAMON, CA 94583-1382

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 4/20/2021
APPLICANTS MIRSA M LOPEZ and SAMUEL VILLEGAS
 3528 SOUTHEAST 115TH AVENUE
 PORTLAND, OR 97266
PROPERTY 3528 SOUTHEAST 115TH AVENUE
 PORTLAND, OR 97266
EST. PROP. VALUE \$400,000

LOAN TERM 30 years
PURPOSE Refinance
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA _____
LOAN ID # WPD0000021877
RATE LOCK NO YES, until 6/1/2021 at 4:00 PM PDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$291,000	NO	
Interest Rate	3.375%	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,286.50	NO	
		Does the loan have these features?	
Prepayment Penalty		NO	
Balloon Payment		NO	
Projected Payments			
Payment Calculation	Years 1-30		
Principal & Interest		\$1,286.50	
Mortgage Insurance	+	0	
Estimated Escrow <i>Amount can increase over time</i>	+	355	
Estimated Total Monthly Payment		\$1,642	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$355 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	In escrow? YES YES
Costs at Closing			
Estimated Closing Costs	\$8,088	Includes \$4,393 in Loan Costs + \$3,695 in Other Costs – \$0 in Lender Credits. See page 2 for details.	
Estimated Cash to Close	\$21,872	Includes Closing Costs. See Calculating Cash to Close on page 2 for details. <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs

A. Origination Charges	\$1,406
0.107% of Loan Amount (Points)	\$311
ADMIN FEE	\$1,095

B. Services You Cannot Shop For	\$1,057
APPRAISAL FEE	\$800
CREDIT REPORT FEE - WHOLESALE	\$57
VERIFICATION OF EMPLOYMENT FEE	\$200

C. Services You Can Shop For	\$1,930
TITLE - EXAM/SEARCH FEE	\$20
TITLE - LENDER'S TITLE INSURANCE	\$1,235
TITLE - NOTARY FEE	\$175
TITLE - RECONVEYANCE/TRACKING/RELEASE FEE	\$200
TITLE - RECORDING SERVICE FEE	\$5
TITLE - SETTLEMENT/CLOSING FEE	\$295

D. TOTAL LOAN COSTS (A + B + C)	\$4,393
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Other Costs

E. Taxes and Other Government Fees	\$392
Recording Fees and Other Taxes	\$392
Transfer Taxes	

F. Prepaids	\$3,303
Homeowner's Insurance Premium (9 months)	\$540
Mortgage Insurance Premium (months)	
Prepaid Interest (\$26.91 per day for 15 days @ 3.375%)	\$404
Property Taxes (8 months)	\$2,359

G. Initial Escrow Payment at Closing

Homeowner's Insurance	per month for	mo.
Mortgage Insurance	per month for	mo.
Property Taxes	per month for	mo.

H. Other

I. TOTAL OTHER COSTS (E + F + G + H)	\$3,695
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J. TOTAL CLOSING COSTS	\$8,088
D + I	\$8,088
Lender Credits	

Calculating Cash to Close

Loan Amount	\$291,000
Total Closing Costs (J)	– \$8,088
Estimated Total Payoffs and Payments	– \$261,040

Estimated Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$21,872
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Estimated Closing Costs Financed (Paid from your Loan Amount)	\$8,088
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Additional Information About This Loan

LENDER CMG MORTGAGE INC., DBA CMG FINANCIAL
NMLS/___ LICENSE ID 1820
LOAN OFFICER
NMLS/___ LICENSE ID
EMAIL
PHONE

MORTGAGE BROKER MORTGAGE CAFE NW LLC
NMLS/___ LICENSE ID 1482278
LOAN OFFICER MICHELLE LEE RODRIGUEZ
NMLS/___ LICENSE ID 125653
EMAIL mikki@mortgagecafenw.com
PHONE 503-684-2233

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	\$81,987 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$30,546 Principal you will have paid off.
Annual Percentage Rate (APR)	3.438% Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	59.293% The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Appraisal	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
Assumption	If you sell or transfer this property to another person, we <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms.
Homeowner's Insurance	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
Late Payment	If your payment is more than <i>15 days</i> late, we will charge a late fee of <i>5% of the monthly principal and interest payment</i> .
Liability after Foreclosure	Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	We intend <input type="checkbox"/> to service your loan. If so, you will make your payments to us. <input checked="" type="checkbox"/> to transfer servicing of your loan.

Confirm Receipt

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Loan Estimate

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 PORTLAND, OR 97266
PROPERTY 3528 SOUTHEAST 115TH AVENUE
 PORTLAND, OR 97266
EST. PROP. VALUE \$400,000

LOAN TERM 30 years
PURPOSE Refinance
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA _____
LOAN ID # WPD0000021877
RATE LOCK NO YES, until
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 4/30/2021 at 4:00 PM PST

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$291,000	NO	
Interest Rate	3.375%	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,286.50	NO	
		Does the loan have these features?	
Prepayment Penalty		NO	
Balloon Payment		NO	
Projected Payments			
Payment Calculation	Years 1-30		
Principal & Interest		\$1,286.50	
Mortgage Insurance	+	0	
Estimated Escrow <i>Amount can increase over time</i>	+	355	
Estimated Total Monthly Payment		\$1,642	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$355 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	In escrow? YES YES
Costs at Closing			
Estimated Closing Costs	\$7,725	Includes \$4,082 in Loan Costs + \$3,695 in Other Costs – \$52 in Lender Credits. See page 2 for details.	
Estimated Cash to Close	\$22,235	Includes Closing Costs. See Calculating Cash to Close on page 2 for details. <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	

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Closing Cost Details

Loan Costs

A. Origination Charges	\$1,095
% of Loan Amount (Points)	
ADMIN FEE	\$1,095

B. Services You Cannot Shop For	\$1,057
APPRAISAL FEE	\$800
CREDIT REPORT FEE - WHOLESALE	\$57
VERIFICATION OF EMPLOYMENT FEE	\$200

C. Services You Can Shop For	\$1,930
TITLE - EXAM/SEARCH FEE	\$20
TITLE - LENDER'S TITLE INSURANCE	\$1,235
TITLE - NOTARY FEE	\$175
TITLE - RECONVEYANCE/TRACKING/RELEASE FEE	\$200
TITLE - RECORDING SERVICE FEE	\$5
TITLE - SETTLEMENT/CLOSING FEE	\$295

D. TOTAL LOAN COSTS (A + B + C)	\$4,082
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Other Costs

E. Taxes and Other Government Fees	\$392
Recording Fees and Other Taxes	\$392
Transfer Taxes	

F. Prepaids	\$3,303
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Mortgage Insurance Premium (months)	
Prepaid Interest (\$26.91 per day for 15 days @ 3.375%)	\$404
Property Taxes (8 months)	\$2,359

G. Initial Escrow Payment at Closing

Homeowner's Insurance	per month for	mo.
Mortgage Insurance	per month for	mo.
Property Taxes	per month for	mo.

H. Other

I. TOTAL OTHER COSTS (E + F + G + H)	\$3,695
---------------------------------------------	----------------

J. TOTAL CLOSING COSTS	\$7,725
D + I	\$7,777
Lender Credits	– \$52

Calculating Cash to Close

Loan Amount	\$291,000
Total Closing Costs (J)	– \$7,725
Estimated Total Payoffs and Payments	– \$261,040

Estimated Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$22,235
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Estimated Closing Costs Financed (Paid from your Loan Amount)	\$7,725
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Additional Information About This Loan

LENDER CMG MORTGAGE INC., DBA CMG FINANCIAL
NMLS/___ LICENSE ID 1820
LOAN OFFICER
NMLS/___ LICENSE ID
EMAIL
PHONE

MORTGAGE BROKER MORTGAGE CAFE NW LLC
NMLS/___ LICENSE ID 1482278
LOAN OFFICER MICHELLE LEE RODRIGUEZ
NMLS/___ LICENSE ID 125653
EMAIL mikki@mortgagecafenw.com
PHONE 503-684-2233

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MIRSA M LOPEZ

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SAMUEL VILLEGAS

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