Uniform Closing Dataset (UCD) Specification

Issued by Fannie Mae and Freddie Mac

Appendix E: UCD Implementation Guide

Document Version 1.2

May 31, 2016

In support of the
Integrated Mortgage Closing Disclosure under the
Real Estate Settlement Procedures Act (Regulation X)
and the Truth In Lending Act (Regulation Z)
Issued by the CONSUMER FINANCIAL PROTECTION BUREAU
Published in the Federal Register on December 31, 2013
And all subsequent amendments:
80 FR 8767 (Feb. 19, 2015)
80 FR 43911 (July 24, 2015)
80 FR 80228 (December 24, 2015)

This document relates to the Uniform Mortgage Data Program®, an effort undertaken jointly by Freddie Mac and Fannie Mae at the direction of the Federal Housing Finance Agency.

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REVISION HISTORY

Date	Version #	Revision Description
May 31, 2016	1.2	• Major revisions for clarity, conciseness and accuracy based upon updates to UCD Specification since 7-17-2014 • Addition of the following subsections to each Section: ○ Closing Disclosure Form Types using the section ○ Mapping Guidance – reorganized to be included, if applicable, under Appendix I extracts. ○ For More Information—instead of footnotes throughout the text, this section provides the Reg references by Form Field ID for the section. • Intra-form cross referencing hyperlinks have been added throughout the document and are identified by blue underlined text
June 30, 2015	1.1	• Integration of new data points added to the UCD dataset since initial publication of this document in July 2014 • Added section describing XML file payload structures • Added section on GSE-Required data • Added section on Split Disclosures
July 15, 2014	1.0	• Initial version

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I. INTRODUCTION

The **Closing Disclosure** is one of the forms specified by the Consumer Financial Protection Bureau's (CFPB's) Integrated Mortgage Disclosures final rule under the Real Estate Settlement Procedures Act (Regulation X) and the Truth in Lending Act (Regulation Z), published in the *Federal Register* on December 31, 2013.[1] With certain exceptions, creditors must provide the Closing Disclosure to borrowers and sellers participating in a real estate transaction. This form replaces the HUD-1 Settlement Statement and the disclosure required by TILA-RESPA.

The Uniform Closing Dataset (UCD) is a listing of data elements in an electronic format (Extensible Markup Language (XML)) conforming to the mortgage industry standard dataset administered by the Mortgage Industry Standards Maintenance Organization (MISMO). Freddie Mac and Fannie Mae (the GSEs) created two documents tying each Closing Disclosure form field to one or more MISMO data points. One, *Appendices A/B: Closing Disclosure Mapping to the MISMO v3.3.0 Reference Model* (*Appendix B*) is the business-oriented version of the UCD, organized in the order of the **Closing Disclosure**, and presenting the data needed for each section. The second, *Appendices H/I: UCD Delivery Specification* (*Appendix I*), is the implementation version of the UCD and is organized in the order the XML file must be in to be accepted by a recipient's system. The UCD may be used by any trading partner exchanging electronic data about a real estate transaction. Lenders selling loans to either GSE will be required to submit the UCD as part of their loan delivery data at a date to be determined.

A. SCOPE

This *Appendix E: UCD Implementation Guide, Version 1.2* (*UCD I-Guide*) was created by the GSEs solely to help users understand and implement the Uniform Closing Dataset (UCD). The *UCD I-Guide* does not seek to interpret the Regulation. Instead, it provides users with an understanding of how the UCD maps to the **Closing Disclosure**. Additionally, the *UCD I-Guide* does not explain every possible loan transaction; rather, it focuses on common scenarios for which users may need additional illustration to implement the UCD correctly. The examples within are not promulgated by the Consumer Financial Protection Bureau (CFPB). The GSEs continue to clarify our understanding of the regulation with the CFPB and this document reflects those discussions and examples.

B. PURPOSE

The primary purpose of the *UCD I-Guide* is to provide users of *Appendices B* and *I* with a better understanding of the MISMO version 3.3.0 Reference Model (MISMO v3.3.0) structures (related groupings of data) that are used to populate each section of the **Closing Disclosure**. Each MISMO data point is associated with one or more **Closing Disclosure** form fields. *Appendix C: Sample Closing Disclosures with Reference Numbers* assigns an identifier to each field on the Closing Disclosure (Form Field ID), and this ID is carried through into *Appendices B and I* as well as this document.

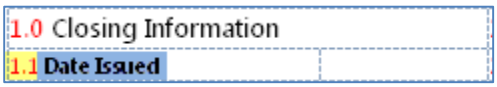


Figure 1. Form Field IDs on Closing Disclosure

[1] For more information on the Closing Disclosure and the Integrated Mortgage Disclosures regulation go to: http://www.consumerfinance.gov/regulatory-implementation/tila-respa/

Unique ID	Form Sort ID	XML Sort ID	Closing Disclosure Form Field ID	Closing Disclosure Form Field Name	MISMO v3.3.0 Data Point Name	MISMO v3.3.0 Data Point Definition
1.001	33	669	1.1	Date Issued	IntegratedDisclosureIssuedDate	The date the integrated disclosure was mailed

Figure 2. Form Field ID Cross Reference in *Appendix I*

As shown by the yellow highlighting in the two figures above, the red Form Field ID on the numbered **Closing Disclosure** in *Appendix C* is carried through into all the UCD *Appendices*. UCD users can use the Form Field ID to find the MISMO data points that populate a specific field. This *UCD I-Guide* brings together sections of the numbered form and corresponding rows from *Appendix I* to explain how the UCD is used to provide all the data presented on the **Closing Disclosure** in one XML schema file.

II. DOCUMENT STRUCTURE

The *UCD I-Guide* is intended to be used as a reference manual as opposed to a textbook, and has been organized to make reference to a particular form section or field name as easy as possible. It begins with an explanation of the **Closing Disclosure** and the four variations of the form recognized by the GSEs (i.e., Purchase ARM and Purchase Fixed transaction using the Model Form, and Non-Seller ARM and Non-Seller Fixed transactions using the Alternate form). The next section of the *UCD I-Guide* introduces the three different categories of UCD data, and addresses GSE-Specific and XML Required data points in detail.

After explaining the **Closing Disclosure** form types and UCD data categories, the *UCD I-Guide* addresses each **Closing Disclosure** form field in order, with an *I-Guide* chapter devoted to each **Closing Disclosure** section. Each *I-Guide* chapter is titled with the Form Field ID and Name of the associated **Closing Disclosure** section. Chapters are organized as follows:

- Form section introduction and sample **Closing Disclosure** excerpts
- In some chapters, **"**Form Field Descriptions" and discussion of any patterns or variations in provided data
- In some chapters, an *"Appendix I Overview"* provides a high-level introduction to the structure of the UCD file illustrated by the *Appendix I* excerpts.
- *"Appendix I* Excerpts" showing how the values for the fields need to be provided using UCD data points
- "Mapping Guidance" applicable to the *Appendix I* excerpt
- "For More Information" listing in Form Field ID order of references to the relevant parts of the Regulation. *Regulation* references appear in the following order: *Regulation* text (pp. 80106-80302); Supplement I to Part 1026—Official Interpretations (pp. 80303-ff); Section-by-Section Analysis of the Final Rule (pp. 79756-80105). Readers may access the *Regulation* at http://www.regulations.gov/#!documentDetail;D=CFPB_FRDOC_0001-0261.

Finally, a section is included on MISMO mapping concepts and Mapping Guidance, and is referred to throughout the *UCD I-Guide* when various concepts relate to a specific section of the **Closing Disclosure**.

A. CLOSING DISCLOSURE EXCERPTS

The following figure provides a completed sample **Closing Disclosure** excerpt. The legend for reading these figures is:

- Red text is used for Closing Disclosure Form Field IDs
- **Black Bold text** is used for Form Field Names (form labels)
- **Bold Green Times New Roman text** is used for provided data (data provided in the submitted UCD XML file to populate the form)
- **Dark Gray text** is used to de-emphasize fields or sections on a Sample Closing Disclosure Excerpt that are not being explained in the current discussion.
- A Zig Zag border means that the form continues on either side of the border and has been excluded because it is not being discussed in the given chapter or section of the *UCD I-Guide*.

Closing Disclosure 0.1

1.0 Closing Information

1.1	**Date Issued**	**4/15/2014**
1.2	**Closing Date**	**4/18/2014**
1.3	**Disbursement Date**	**4/19/2014**
1.4	**Settlement Agent**	**Epsilon Title Company**
1.5	**File #**	**12-3456**
1.6	**Property**	**456 Somewhere Avenue, Unit# 284 Anytown, ST 12345**
1.7	**Sale Price**	**$240,000**

Figure 3. Sample Closing Disclosure Form Excerpt

B. *APPENDIX I* EXCERPTS

Excerpts from the *Appendix I: UCD Delivery Specification, "UCD Delivery Spec 11-17-15" tab*[2], illustrate how the provided data is represented in the UCD file. The tables provide a side-by-side look at the sample data values shown in each **Closing Disclosure** excerpt and the UCD data point(s) needed to provide these values.

Because the UCD specifies that a PDF copy of the **Closing Disclosure(s)** be included in the XML file along with the data points populating the **Closing Disclosure**, the XPath must move from MESSAGE through DOCUMENTS to indicate that a document is embedded in the XML file:

MESSAGE / DOCUMENT SETS / DOCUMENT SET / DOCUMENTS / DOCUMENT/DEAL SETS / DEAL SET / DEALS / DEAL / LOANS / LOAN / CLOSING INFORMATION / CLOSING INFORMATION DETAIL

[2] The *Appendix I* excerpts included in the *I-Guide* also reflect *Monthly Updates* published through April 27, 2016.

XPATH ABBREVIATION

To make the *Appendix I* excerpts easier to read, all entries in the "MISMO v3.3.0 XPath" column assume the presence of *MESSAGE / DOCUMENT SETS / DOCUMENT SET / DOCUMENTS* and replace this string with "…/". (See row 11.5 in the following table. The abbreviation "…/" is highlighted in blue.)

As the XPath changes, further abbreviations occur by starting the XPath with the lowest CONTAINER the data points have in common. (See row 1.1 in the following table. The XPath for *Date Issued* starts at LOAN because the earlier part of the XPath (…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS) is the same.)

If several data points needed for a given section or set of Form Field IDs have the same XPath, the XPath cells are merged to help make this easy to see.

REPEATING CONTAINERS

If the same container must repeat to provide the data needed for the form, a light blue bar precedes and identifies each instance of the container, and a light blue bar follows the last repeat of the containers to signal the end of the occurrences.

The data points in each *Appendix I* excerpt are organized in XPath order and so may not always follow Form Field ID order. Each column of the *Appendix I* excerpts is explained below.

Example SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
11.5	**Tenant Security Deposit**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/**LOAN**/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentType	TenantSecurityDeposit	
1.1	**Date Issued**	…/**LOAN**/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL	IntegratedDisclosureIssuedDate	2014-04-15	Represented on form as "4/15/2014"

Form Field ID: A reference to a specific location on the printed sample **Closing Disclosure**, identified by a red number superimposed on the form (see *Appendix C)*.

Unique ID: In *Appendices B* and *I,* "GSE" is used as the Form Field ID for GSE-Specific data points, and "XML" is used for XML Requirement data points. Because these data points are not represented on the **Closing Disclosure,** they do not have a Form Field ID. The Unique IDs of GSE and XML data points are shown in the "Form Field ID" column of the *Appendix I* excerpts to help users identify them easily in *Appendices B and I*.

Form Field Name*:* The **Closing Disclosure** field label, or the terms "GSE-Specific" or "XML Requirement" as applicable.

MISMO v3.3.0 XPath*:* The address of the data point within the MISMO v3.3.0 XML schema document.

MISMO v3.3.0 Data Point / *Attribute* Name*:* The data point name is the name of the element conveying data populating the **Closing Disclosure**. One or more data points may be needed to provide one form field value on the **Closing Disclosure**. Attributes define additional qualities about either containers or data points. UCD uses the following attributes, including *IdentifierOwnerURI, MISMOReferenceModelIdentifier, Sequence Number*, *xlink:MISMOarcLink* and *xlink:MISMOresourcelink*. When used in the *Appendix I* excerpts, attributes are italicized.

Sample XML Value*:* The XML value shows how the Form Field Value on the **Closing Disclosure** should be represented in the XML file. The value(s) shown here are rendered as the Green text in the figure. The value provided for data points ending in "Type" is the one and only enumeration appropriate for this particular example.

Notes*:* In some cases, the data point's value as it exists in the XML file will be rendered on the form without any change in format. But, in many cases, some formatting or "translation" of the delivered value must occur to comply with the *Regulation* (e.g. when dollar values need to appear with cents, or interest rate values need to appear with decimals). This column provides guidance when this occurs. **Example:** As shown in the table above, dates are delivered in the XML file in the format "YYYY-MM-DD" but must be presented on the **Closing Disclosure** in the format "MM/DD/YYYY".

"Represented on Form as…": In situations where the data is not changed in any way other than to comply with formatting requirements (such as with dates or currency), this phrase precedes the reformatted XML value. When additional "dynamic" boilerplate text must be added to the provided data when it is rendered on the form, the phrase, "Represented on the form as "**actual way the data appears**" is used in this column. This phrase also identifies cases where indicators are represented as checked boxes or "YES" and "NO" answers.

Not shown – ATR/QM | Cross-UMDP Loan Identification | Data Clarity: These terms are used when a data point is required by the GSEs in support of Regulation Z, data usability, or linking to other datasets, but is not explicitly displayed on the form.

Not shown – Relationship: This term is used when a data point is required for proper mapping in the XML file or unambiguous rendering of other data points, but is not explicitly displayed on the form.

C. DOCUMENTATION CONVENTIONS

The following typefaces and colors are used throughout this document to help differentiate whether the data being described is part of the **Closing Disclosure**, the UCD XML file, or a value provided to populate the form.

Closing Disclosure Form Field IDs used in this document are presented in red text. The consecutive decimal Form Field IDs were created by the UCD team to facilitate the mapping from the **Closing Disclosure** to the MISMO v3.3.0 Reference Model and are not included in the *Regulation*. *Appendix C - Closing Disclosure Forms with Reference Numbers*, *v1.3* provides copies of two different **Closing Disclosure** form types[3] accepted by the GSEs with the red Form Field IDs superimposed on each field. **Examples:** 1.5, 8.13.1, 17.1. Form Field IDs are used in all the UCD *Appendices* to link the various UCD components to specific fields on the **Closing Disclosure**.

[3]See the section "III. Closing Disclosure Form Types" for details.

However, two additional types of data are included in the UCD and do not appear anywhere on the Closing Disclosure—GSE-Specific and XML-Required. The notations "GSE" and "XML" are used as Form Field IDs for these data points. **Examples:** GSE, XML. The three different categories of UCD data point are explained in detail in the chapter "IV. UCD Data Points."

Form Field Names used in this document are presented in bold black text and correspond to labels and headings shown on the form. **Examples: File #, (__per month for __ mo.), Assumption.** "**GSE-Specific Data Point**" or "**XML Requirement**" are used as Form Field Names for the UCD data points that do not appear on the Closing Disclosure.

The **MISMO container names** used within the body of this document are presented in italic upper case, with underscores between each word omitted for easier readability. **Examples:** *LOAN DETAIL, LEGAL ENTITY*. In the mapping tables, normal MISMO format of UPPER_CASE_WITH_UNDERSCORE is used. **Example:** LOAN_DETAIL, LEGAL_ENTITY.

The **MISMO data point names** used within the body of this document are presented as italicized, capitalized words with spaces in between each word for easier readability. **Example:** *Fee Type Other Description*. In the mapping tables, normal MISMO format of UpperCamelCase (capitalized words with no spaces in between) is used. **Example:** FeeTypeOtherDescription.

The **MISMO enumerations** used within the body of this document are presented in italics between double quotes with spaces in between each word to allow for easier readability. Enumerations are often preceded by their data point name and the equals sign (=). **Examples:** "*Credit Report Fee*" or *Fee Type* = "*Credit Report Fee*". The MISMO XML format of UpperCamelCase is used in the data tables. **Example:** CreditReportFee.

The **data values that are used to complete the form** according to CFPB requirements are shown in **bold green text** in the body of this document, just as it is in the **Closing Disclosure** excerpts used in examples.

Throughout the *UCD I-Guide* , the names of **documents and forms** will be represented in italics. **Example:** *UCD I-Guide* .

Throughout the *UCD I-Guide* , **document headings, including spreadsheet column headings**, will be represented between double quotation marks. **Example:** See the chapter "UCD Data Point Categories".

III. CLOSING DISCLOSURE FORM TYPES

The Closing Disclosure is a dynamic form with included sections and fields varying based on the transaction purpose (purchase or non-seller), loan product (adjustable payments or rates) and disclosure type (complete form to both borrower and seller or split form with borrower and seller versions). The GSEs recognize four Closing Disclosure Form Types. These are identified in the UCD with the proper enumeration for Document Type:

- "Closing Disclosure : Model Form" (For Purchase Transactions)
- "Closing Disclosure : Alternative Form" (For Non-Seller Transactions)
- "Closing Disclosure : Borrower Only" (For Split Disclosures, the borrowers' version)
- "Closing Disclosure : Seller Only" (For Split Disclosures, the sellers' version)

The following table shows the sections and fields that are required for each form type. The Form Field ID and Form Section name are listed in the two left columns. The four Closing Disclosure form types are listed across the top of the table. A bullet appears in each form type column for each form section that must be included. As noted below, in some cases, only part of a section need be provided. A blank cell in any column means that the corresponding section should not be included on that form type.

Closing Disclosure Form Types with Required Sections and Fields					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
1.0	Closing Information	•	•	•	1.7 label variation
2.0	Transaction Information	•	•	2.1 & 2.2 only	2.1 & 2.3 only
3.0	Loan Information	•	•		•
4.0	Loan Terms Table	•	•		•
5.0	Projected Payments Table	•	•		•
6.0	Costs at Closing	•	•		Adds designation From/To Borrower
7.0	Loan Costs Table (A – D)	•	•	Seller-Paid Columns Only	Borrower & Paid By Others Columns Only
8.0	Other Costs Table (E – I)	•	•	Seller-Paid Columns Only	Borrower and Paid By Others Columns Only
9.0	J. Total Closing Costs Table	•	•	Seller-Paid Columns Only	Borrower and Paid By Others Columns Only
10.0	Calculating Cash to Close Table	•	•		
10.A	Alternative Calculating Cash to Close Table				•
11.0	K. Due from Borrower at Closing	•	•		
12.0	L. Paid Already by or on Behalf of Borrower at Closing	•	•		
13.0	CALCULATION	•	•		
14.0	M. Due to Seller at Closing	•		•	

Closing Disclosure Form Types with Required Sections and Fields					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
15.0	N. Due from Seller at Closing	•		•	
16.0	CALCULATION	•		•	
17.0	Loan Disclosures	•	•		•
18.0	Escrow Account	•	•		•
19.0	Adjustable Payment (AP) Table	Loans with adjustable payments not based on rate	Loans with adjustable payments not based on rate		Loans with adjustable payments not based on rate
20.0	Adjustable Interest Rate (AIR) Table	ARM, Step Rate, Temp Buydown	ARM, Step Rate, Temp Buydown		ARM, Step Rate, Temp Buydown
21.0	Loan Calculation	•	•		•
22.0	Other Disclosures	•	•		•
23.0	Contact Information	Lender Settlement Agent As applicable: Mortgage Broker Real Estate Broker (B) Real Estate Broker (S)	Lender Settlement Agent As applicable: Mortgage Broker Real Estate Broker (B) Real Estate Broker (S)	Settlement Agent As applicable: Real Estate Broker (B) Real Estate Broker (S)	Lender Settlement Agent As applicable: Mortgage Broker
24.0	Confirm Receipt	Optional	Optional		Optional
25.0	Payoffs and Payments Table (K)				•

A. CLOSING DISCLOSURE : MODEL FORM

The term "Model Form" is used to refer to *Exhibit H–25(A) Mortgage Loan Transaction Closing Disclosure—Model Form* in the Regulation. *Exhibit H-25(A)* illustrates all possible sections of the form, regardless of transaction type or loan characteristic. In UCD, the Model Form is used only for purchase transactions.

B. SPLIT DISCLOSURES

The **Closing Disclosure** must be as a "Split Disclosure" for the borrower and the seller if either party requests it. With a Split Disclosure, two **Closing Disclosures** are created, separating borrower-only and seller-only information so that each party is provided with only the transaction data that specifically pertains to them.

XML FILE STRUCTURE

The GSEs require complete data for each loan transaction, so when a Split Disclosure is provided, two instances of DOCUMENT must be included in the XML file—the first for the Borrower data and form, and the second for the Seller data and form. Each PDF of the Closing Disclosure (Borrower View and Seller View) must be embedded in the XML in the appropriate instance of DOCUMENT. The *UCD Split Disclosure Spec* tab in *Appendix I* describes how to structure split disclosures for both the borrower and seller.

CLOSING DISCLOSURE : BORROWER ONLY

The Closing Disclosure : Borrower Only form type is identical to the Model Form, with one exception: on page 3 of the **Closing Disclosure**, under **Summaries of Transactions**, the SELLER'S TRANSACTION Sections 14.0-M. Due to Seller at Closing, 15.0-N. Due from Seller at Closing, and 16.0-CALCULATION are either excluded or left blank. The following figure shows how this differs from the Model Form.

Summaries of Transactions	(11.0 – 13.0) Use this table to see a summary of your transaction
BORROWER'S TRANSACTION	
11.0 **K. Due from Borrower at Closing**	11.0.1 $
01 11.1 Sale Price of Property	11.11 $
02 11.2 Sale Price of Any Personal Property Included in Sale	11.2.1 $
03 11.3 Closing Costs Paid at Closing (J)	11.3.1 $
04 11.4	11.4.1 $
11.5 **Adjustments**	11.5.1 $
05	$
06	$
07	$
Adjustments for Items Paid by Seller in Advance	
08 11.6 City/Town Taxes __ to __	11.6.1 $
09 11.7 County Taxes __ to __	11.7.1 $
10 11.8 Assessments __ to __	11.8.1 $
11 11.9 Additional Items __ to __	11.9.1 $
12	$
13	$
14	$
12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	12.0.1 $
01 12.1 Deposit	12.1.1 $
02 12.2 Loan Amount	12.2.1 $
03 12.3 Existing Loan(s) Assumed or Taken Subject to	12.3.1 $
04 12.4	12.4.1 $
05 12.5 Seller Credit	12.5.1 $
12.6 **Other Credits**	12.6.1 $
06	$
07	$
12.7 **Adjustments**	12.7.1 $
08	
09	$
Adjustments for Items Unpaid by Seller	
12 12.8 City/Town Taxes __ to __	12.8.1 $
13 12.9 County Taxes __ to __	12.9.1 $
14 12.10 Assessments __ to __	12.10.1 $
15 12.11 Additional Items __ to __	12.11.1 $
16	$
17	$
13.0 **CALCULATION**	
13.1 Total Due from Borrower at Closing (K)	13.1.1 $
13.2 Total Paid Already by or on behalf of Borrower at Closing (L)	13.2.1 -$
13.3 **Cash to Close ☐From** (if +) **☐To** (if -) **Borrower**	13.3.1 $

Figure 4. Split Disclosure - Borrower-Only Variation on Page 3.

CLOSING DISCLOSURE : SELLER ONLY

The Seller-Only copy of the Split Disclosure is significantly abbreviated. The Seller-Only copy includes only the following sections. Sections not shown in the figures below may be either excluded or left blank.

0.1 Closing Disclosure

1.0	*Closing Information*		2.0	*Transaction Information*	
1.1	**Date Issued**	4/15/2013	2.1	**Borrower**	Michael Jones and Mary Stone 123 Anywhere Street Anytown, ST 12345
1.2	**Closing Date**	4/15/2013			
1.3	**Disbursement Date**	4/15/2013	2.2	**Seller**	Steve Cole and Amy Doe 321 Somewhere Drive Anytown, ST 12345
1.4	**Settlement Agent**	Epsilon Title Co.			
1.5	**File #**	12-3456			
1.6	**Property**	456 Somewhere Ave Anytown, ST 12345			
1.7	**Sale Price**	$180,000			

Summaries of Transactions	(14.0 - 16.0)		
SELLER'S TRANSACTION			
14.0	**M. Due to Seller at Closing**	14.0.1	$180,080.00
01 14.1	Sale Price of Property	14.1.1	$180,000.00
02 14.2	Sale Price of Personal Property Included in Sale	14.2.1	
03			
04 14.3		14.3.1	
05			
06			
Adjustments for Items Paid by Seller in Advance			
08 14.4	City/Town Taxes __ to __	14.4.1	
09 14.5	County Taxes __ to __	14.5.1	
10 14.6	Assessments __ to __	14.6.1	
11 14.7	HOA Due 4/15/13 to 4/30/13	14.7.1	$80.00
12			
15.0	**N. Due from Seller at Closing**	15.0.1	$115,665.04
01 15.1	Excess Deposit	15.1.1	
02 15.2	Closing Costs Paid at Closing (J)	15.2.1	$12,800.00
03 15.3	Existing Loan(s) Assumed or Taken Subject to	15.3.1	
04 15.4	Payoff of First Mortgage Loan	15.4.1	$100,000.00
05 15.5	Payoff of Second Mortgage Loan	15.5.1	
06			
07			
08 15.7	Seller Credit	15.7.1	$2,500.00
09 15.8		15.8.1	
10			
11			
Adjustments for Unpaid by Seller			
13 15.9	City/Town Taxes 1/1/13 to 4/14/13	15.9.1	$365.04
14 15.10	County Taxes to	15.10.1	
15 15.11	Assessments to	15.11.1	
16.0	**CALCULATION**		
16.1	Total Due to Seller at Closing (M)	16.1.1	$180,080.00
16.2	Total Due from Seller at Closing (N)	16.2.1	-$115,665.04
16.3	**Cash** ☐ From ☑ To Seller	16.3.1	$64,414.96

Contact Information	23.0	
Real Estate Broker (B)		
23.1	**Name**	Omega Real Estate Broker Inc.
23.2	**Address**	789 Local Lane Sometown, ST 12345
23.3	**ST License ID**	Z765416
23.4	**Contact**	Samuel Green
23.5	**Contact ST License ID**	P16415
23.6	**Email**	sam@omegare.biz
23.7	**Phone**	123-555-1717
Real Estate Broker (S)		
23.1	**Name**	Alpha Real Estate Broker Co.
23.2	**Address**	987 Suburb Ct. Someplace, ST 12340
23.3	**ST License ID**	Z61456
23.4	**Contact**	Joseph Cain
23.5	**Contact ST License ID**	P51461
23.6	**Email**	joe@alphare.biz
23.7	**Phone**	321-555-7171
Settlement Agent		
23.1	**Name**	Epsilon Title Co.
23.2	**Address**	123 Commerce Pl. Somecity, ST 12344
23.3	**ST License ID**	Z61616
23.4	**Contact**	Sarah Arnold
23.5	**Contact ST License ID**	PT1234
23.6	**Email**	sarah@epsilontitle.com
23.7	**Phone**	987-555-4321

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Figure 5. Split Disclosure – Seller Copy, Sections 1.0, 2.0, 14.0 -16.0 and 23.0

Closing Cost Details

Loan Costs	7.0	Seller-Paid At Closing	Seller-Paid Before Closing
7.1 A. Origination Charges			
01 7.2.1 7.2 of Loan Amount (Points)		7.2.4	7.2.5
02 7.3 7.3.1		7.3.4	7.3.5
03			
04			
7.4 B. Services Borrower Did Not Shop For			
01 7.5 7.5.1 to		7.5.4	7.5.5
02 to			
03 to			
7.6 C. Services Borrower Did Shop For			
01 7.7 7.7.1 to		7.7.4	7.7.5
02			
03			
Other Costs	8.0		
8.1 E. Taxes and Other Government Fees			
01 8.2 Recording Fees 8.2 Deed: 8.2.1 $ 8.2 Mortgage: 8.2.1$		8.2.4	8.2.5
02 8.3 Transfer Taxes to 8.3.1 **Any State**		8.3.4 **$950.00**	8.3.5
8.4 F. Prepaids			
01 8.5 Homeowner's Insurance Premium 8.5.1(mo.) to		8.5.4	8.5.5
02 8.6 Mortgage Insurance Premium 8.6.1(mo.) to		8.6.4	8.6.5
03 8.7 Prepaid Interest 8.7.1(per day from to		8.7.4	8.7.5
04 8.8 Property Taxes 8.8.1 | mo.) to		8.8.4	8.8.5
05 8.9 8.9.1 | mo.) to		8.9.4	8.9.5
8.10 G. Initial Escrow Payment at Closing		8.10.4	
01 8.11 Homeowner's Insurance 8.11.1 (per month for mo.)		8.11.4	
02 8.12 Mortgage Insurance 8.12.1 ($ per month for mo.)		8.12.4	
03 8.13 Property Taxes 8.13.1 ($ per month for mo.)		8.13.4	
04 8.14 8.14.1 ($ per month for mo.)		8.14.4	
07 8.15 Aggregate Adjustment			
8.16 H. Other			
01 8.17 8.17.1 to		8.17.4	8.17.5
03 Home Inspection Fee to Engineers Inc.			**$750.00**
04 Home Warranty Fee to XYZ Warranty Inc.		**$450.00**	
05 Real Estate Commission (Seller) to Alpha Real Estate Broker		**$5,700.00**	
06 Real Estate Commission (Buyer) to Omega Real Estate Broker		**$5,700.00**	
07 to			
9.1 J. TOTAL CLOSING COSTS		**9.1.2 $12,800.00**	**9.1.3 $750.00**

Figure 6. Split Disclosure – Seller Copy, Sections 7.0 – 9.0

Notice in the Seller Copy of the Split Disclosure that 9.1 J. TOTAL CLOSING COSTS shows the subtotals paid by the Seller At and Before Closing on the TOTAL line (highlighted in yellow) and no other subtotals are shown. See 9.1.2 | 9.1.3 Split Disclosure – Seller Only for the related *Appendix I* excerpt.

FOR MORE INFORMATION

Reg §1026.19(f)(4) pp. 80328, 79889-91.

Reg §1026.38(j)-1 pp. 80021, 80356.

Reg §1026. 38(t)(5)(v-vii) pp. 80129, 80055-6.

Sample Form: H-25-I pp. 80202-80204.

C. CLOSING DISCLOSURE : ALTERNATIVE FORM

The term "Alternative Form" is used to refer to *H–25(E) Mortgage Loan Transaction Closing Disclosure—Refinance Transaction Sample* in the Regulation. *Exhibit H-25(E)* illustrates all possible sections of the form. In UCD, the Alternative Form must always be used for Non-Seller transactions. On the Alternative Form, 6.2.2 Non-Seller Transaction is added to the disclosure of Cash to Close in the **Costs at Closing** table to indicate whether the amount is due to or from the borrower. 11.0 – 16.0 **Summaries of Transactions** are not required, and instead, 25.0 **Payoffs and Payments** must be included. The **10.0 - Alternative Calculating Cash To** Close Table Formatreplaces the lengthier **Cash to Close Table** (10.0).

FOR MORE INFORMATION

Reg §1026.38(t)(5)(vii) p. 80129-30.

Sample Form: H-25(J), pp.80205-17.

IV. UCD DATA POINTS

There are three categories of data points in UCD:

A. **Closing Disclosure Data Points** support each form field on the **Closing Disclosure**
B. **GSE-Specific Data Points** do not appear anywhere on the **Closing Disclosure.** GSE Specific Data Points support GSE data requirements related to the closing transaction.
C. **XML Required Data Points** ensure that the XML file is properly formed and can be read by an XML parser. Each one of these categories is described below.

A. CLOSING DISCLOSURE DATA POINTS

Closing Disclosure data points all trace to a specific form field or fields on the **Closing Disclosure**. Each data point listed in *Appendices B* and *I* includes a Form Field ID(s). The following subsections highlight ways MISMO data points are used within the UCD to meet **Closing Disclosure** requirements.

GENERAL USE DATA

The MISMO standard was created and continues to be updated and expanded in support of mortgage industry forms or proprietary data sets. The vast majority of the data created to support these business cases can be used across the loan life cycle and support commonly understood industry practice and usage. These data points are referred to in the *UCD I-Guide* as "general use" data, or as being located in "the body of the Reference Model."

DOCUMENT SPECIFIC DATA

However, certain data points are created to meet specialized business requirements of a form or data set. The definitions of these data points are driven by the context of and specific usage within the form or file they are intended to populate. In general, these definitions do not conform to broader-based industry understanding and are not used except for the business case they were designed to support. **Examples** include data points representing the results of specific form calculations and data defined in specific way that differs from normal industry practice. To accommodate these "Document Specific" data, a special structure exists within the MISMO Reference Model. As shown in the following figure, this structure is located in the data-carrying portion of the model under …/*DEAL SETS / DEAL SET / DEALS / DEAL / LOANS / LOAN*:

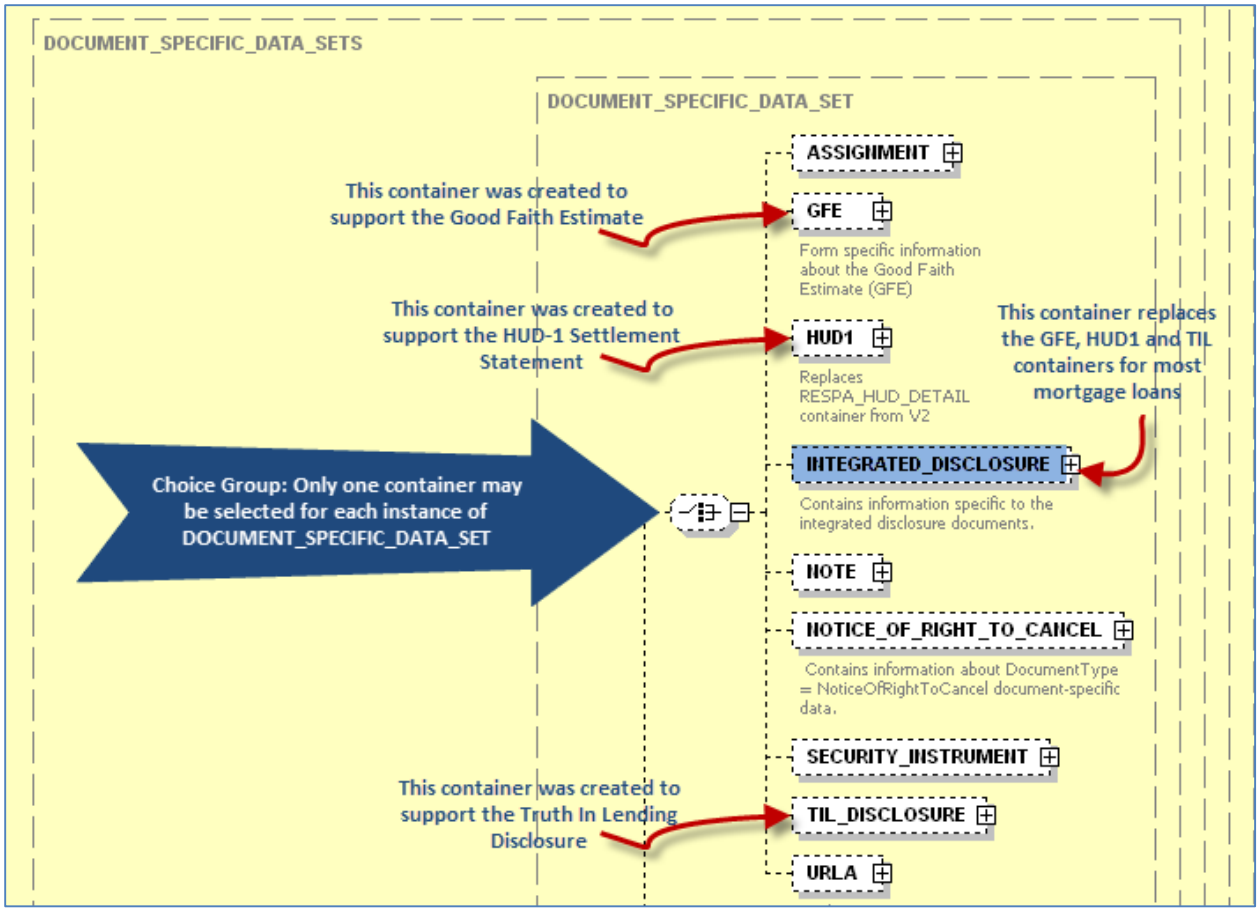


Figure 7. Document Specific Structure of the MISMO v3.3.0 Reference Model

All Document Specific data points in UCD reside under *DOCUMENT SPECIFIC DATA SET* in the *INTEGRATED DISCLOSURE* container and child containers in the MISMO XML structure. As shown in the figure below, the following child containers of *INTEGRATED DISCLOSURE* are used in UCD:

CASH TO CLOSE ITEMS (10.0 – Calculating Cash to Close Table)

ESTIMATED PROPERTY COSTS (5.0 – Projected Payments Table, Estimated Taxes, Insurance & Assessments (ETI&A))

INTEGRATED DISCLOSURE DETAIL (1.1 Date Issued, 3.3 Product, 18.0 Escrow Account)

INTEGRATED DISCLOSURE SECTION SUMMARIES (Section and Subsection Headings and Totals)

PROJECTED PAYMENTS (5.0 – Projected Payments Table, Payment Calculation)

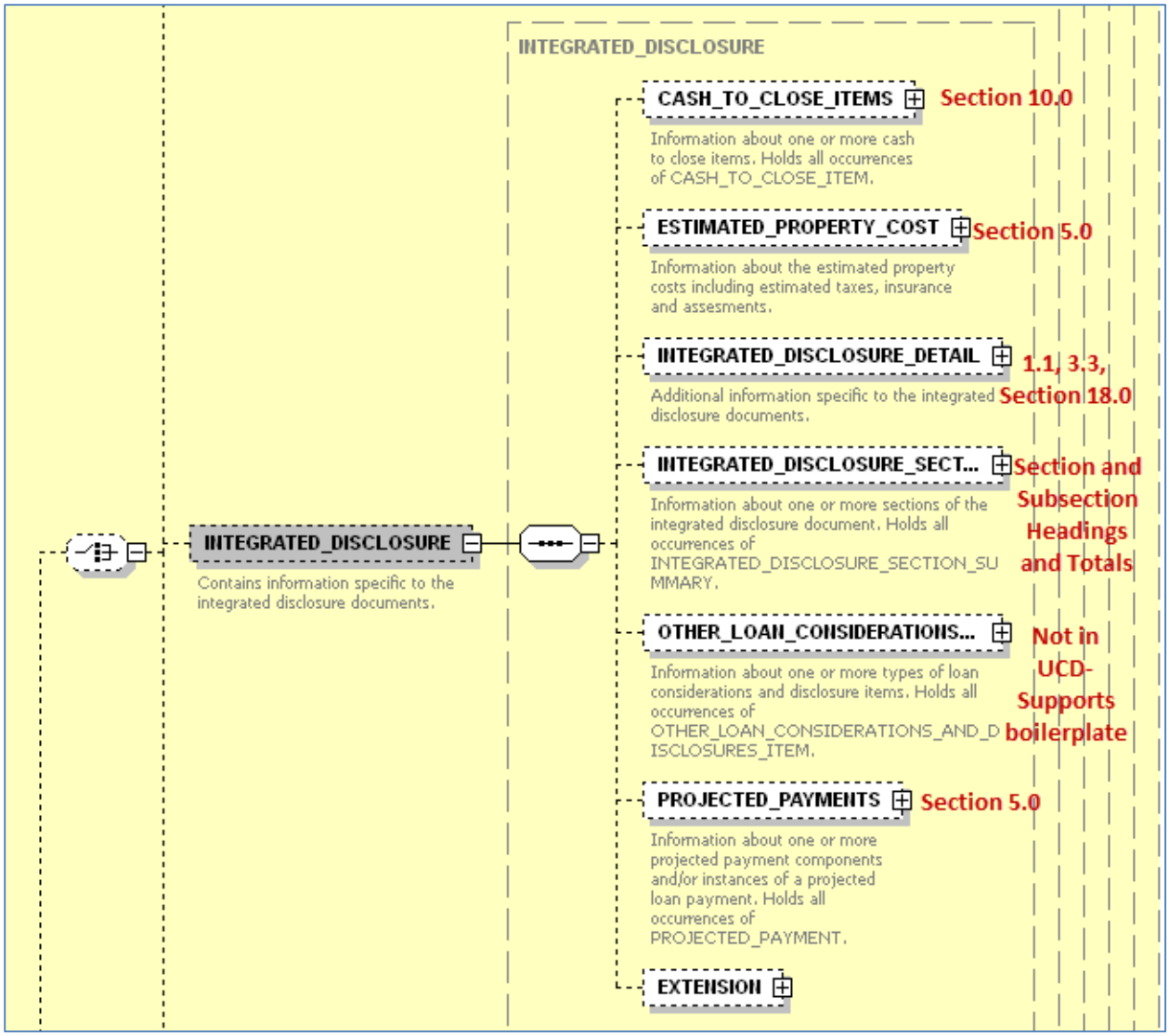


Figure 8. UCD Document Specific Data Points

Example: 3.3 **Product** is conveyed using the Document Specific data point *Integrated Disclosures Loan Product Description* within the *INTEGRATED_DISCLOSURE_DETAIL* container. If the loan is delivered into a different context, say the secondary mortgage market, the **Product** data from the **Closing Disclosure** form may not conform to an investor's product definitions.

MUTUALLY EXCLUSIVE DATA POINTS

In some instances, a set of mutually exclusive data points have been mapped to one form field. The appropriate data point to provide depends upon a specific condition being met. **Example:** Four mutually exclusive data points are mapped to Form Field IDs 4.2 / 4.2.1 **Interest Rate**. The data point required depends on whether the loan is for a standard fixed rate or ARM product, with no special features, whether the loan has a buy down feature, a pre-computed interest rate, or if the ARM rate is not known the time the disclosure is prepared (See more details in Section 4.0).

VARIABLE FORM FIELD NAMES

In some instances, the *Regulation* requires a different form field name depending on the business condition. **Examples:** On the Model Form, the values in *Projected Payment Calculation Period Start Number* and *End Number* provide the column headings for the **Payment Calculation** row (5.1.1 – 5.1.4) of the **Projected Payments Table** (5.0). On the Alternative Form, one of two mutually exclusive data must be selected to supply the appropriate form field name for 1.7 **Appraised Prop. Value** or **Estimated Prop. Value**.

STATIC BOILERPLATE

The **Closing Disclosure** contains several sections in which implementers must provide boilerplate text specified by the *Regulation*. In most cases, this text does not change (although whether it appears on the **Closing Disclosure** may depend on the type of transaction). The *UCD* does not include data points for static boilerplate text; it is assumed that such text will be generated by the application producing the closing documents. However, the MISMO v3.3.0 structure "*OTHER LOAN CONSIDERATIONS AND DISCLOSURES ITEMS*" has been created to support the inclusion of boilerplate text by non-GSE trading partners (see Figure 9. UCD Document Specific Data Points).

VARIABLE BOILERPLATE

The content of some boilerplate text on the **Closing Disclosure** varies based upon loan characteristics. In these cases, data point values provided in the XML file provide parts of the content of the text. In all cases, data points that contribute to dynamic boilerplate contents are included in *Appendices A/B and H/I.* The **Notes** column phrase "Represented on form as" in *Appendix I Excerpts* throughout this document explains how the associated data point value is incorporated into a variable text statement required by the **Closing Disclosure**.

POTENTIAL SIGN CONFLICTS

The presentation of the same amounts in different tables on the Closing Disclosure can make it confusing to determine what sign an amount should be—especially if in one table the amount is the result of summing various line items, and in another that same sum is being subtracted. The following table provides guidance on what sign the listed amount data point should take in the XML file.

Signs for Unique Data Points Populating Multiple Form Fields			
Form Field IDs	**Form Field Names**	**Data Points**	**Sign in UCD File**
6.1 | 6.1.1	Closing Costs	▪ Integrated Disclosure Section Type = "Total Closing Costs" ▪ Integrated Disclosure Section Total Amount	+
9.1 | 9.1.1	TOTAL CLOSING COSTS (Borrower Paid)		
6.1.4	Lender Credits	▪ Integrated Disclosure Section Type = "Lender Credit" ▪ Integrated Disclosure Subsection Payment Amount	–
9.3 | 9.3.2	Lender Credits		

Signs for Unique Data Points Populating Multiple Form Fields			
Form Field IDs	**Form Field Names**	**Data Points**	**Sign in UCD File**
6.2 | 6.2.1 (Purchase)	Cash to Close	▪ Cash From Borrower At Closing Amount ▪ Cash To Borrower At Closing Amount	+
13.3 | 13.3.1 (Purchase)	Cash to Close ☐From ☐To Borrower		
6.2 | 6.2.1 (Refinance)	Cash to Close ☐From ☐To Borrower	▪ Cash From Borrower At Closing Amount ▪ Cash To Borrower At Closing Amount	+
10.9.2 | 10.9.4 (Refinance)	Cash to Close ☐From ☐To Borrower		
12.1 | 12.0.1	L. Paid Already by or on Behalf of Borrower at Closing	▪ Integrated Disclosure Section Type = Paid Already By Or On Behalf Of Borrower At Closing ▪ Integrated Disclosure Section Total Amount	+
13.0 | 13.2.1	Total Paid Already by or on behalf of Borrower at Closing (L)		
15.0 | 15.0.1	N. Due From Seller at Closing	▪ Integrated Disclosure Section Type = Due From Seller At Closing ▪ Integrated Disclosure Section Total Amount	+
16.2 |16.2.1	Total Due From Seller at Closing (N)		
25.2 | 25.2.1	**K. TOTAL PAYOFFS AND PAYMENTS**	▪ Integrated Disclosure Section Type = Total Payoffs And Payments ▪ Integrated Disclosure Section Total Amount	+

B. GSE-SPECIFIC DATA POINTS

While developing *Appendices B* and *I*, the GSEs identified certain data points that are not required by the **Closing Disclosure**, but that need to be included within the UCD file when we start collecting it. Within *Appendices B* and *I*, these data points are clearly identified with "GSE" in the Form Field ID column and "GSE-Specific Data Point" in the Form Field Name column. <u>This data has no corresponding heading or form label on the **Closing Disclosure**</u>. Users can track unique instances of these data points within *Appendix I* by using the value in the Unique ID column. GSE-Specific data points fall into the three categories illustrated below.

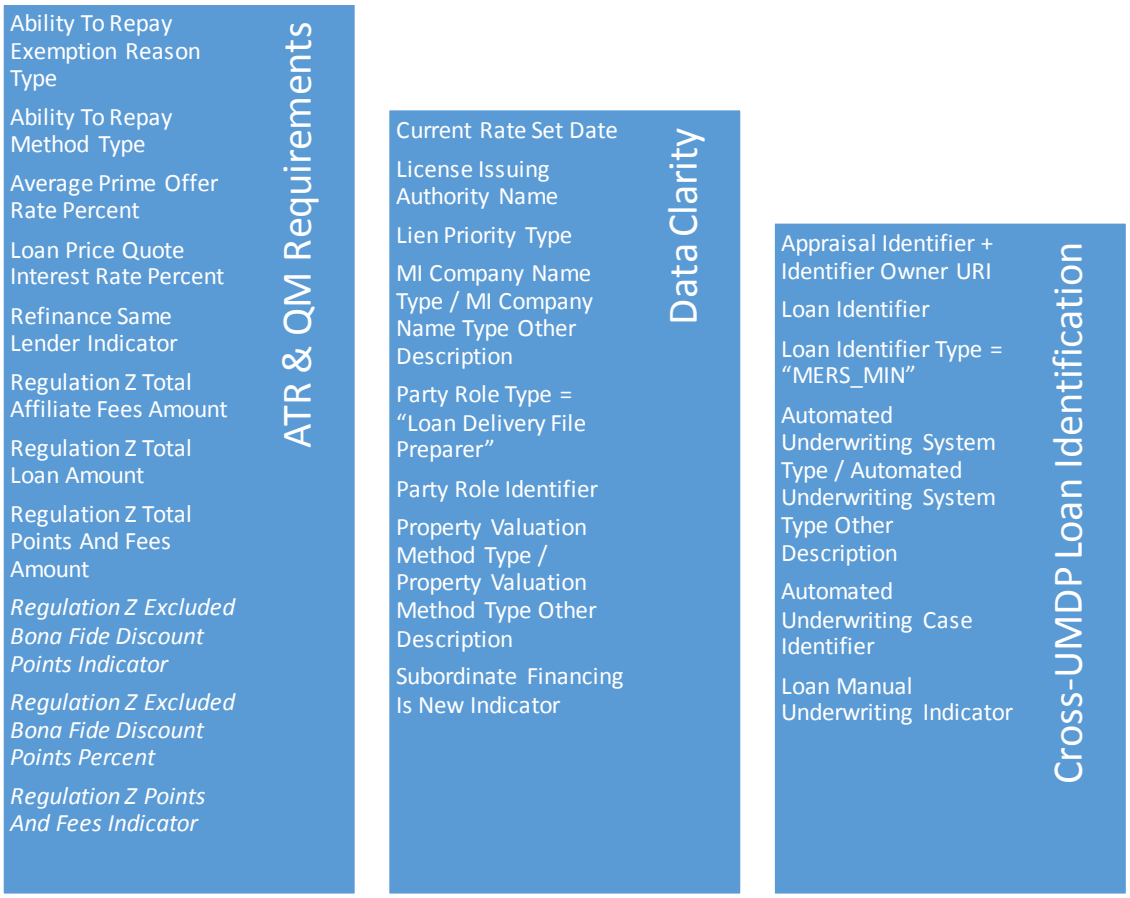


Figure 9. GSE-Specific Data Points

TO SUPPORT ATR AND QM REQUIREMENTS

Regulation Z's Ability to Repay (ATR) and Qualified Mortgage (QM) data requirements are sourced from the closing transaction, so the GSEs are collecting it in the UCD. These detailed data points about closing transaction fees and loan costs are located in *Appendices B and I* near the Closing Disclosure data to which they most closely relate. The leftmost column in the preceding figure lists these data points. Data points in italics are at the fee level; all other items are at the loan level. In the *UCD I-Guide*, these data points are included in the explanations of Form Field IDs 3.0 for Product, 4.2 for Interest Rate, 9.0 for Total Closing Costs, and 21.0 for Loan Calculations.

One data point, *Regulation Z Points And Fees Indicator***,** must be included with each fee (except Taxes and Government Fees) disclosed under **Closing Cost Details** on page 2 of the **Closing Disclosure** (7.1, 7.4, 7.6, 8.4, 8.10, 8.16). Users must indicate whether the associated fee is included in the Regulation Z Points and Fees calculation.

TO SUPPORT CROSS-UMDP LOAN IDENTIFICATION

The GSEs continue to assess whether data points delivered to us multiple times in different datasets can be delivered only once if their values have not changed. In order to do this, certain key data points must be present in all datasets if available to the lender. A combination of these data points will help us identify whether the same loan was submitted in UAD, one or both of the GSE's automated underwriting systems, UCD, or ULDD. In

this *UCD I-Guide*, these data points are included in the explanations of Form Field IDs 1.6 for Prop. Appraised Value and 3.5 for Loan ID #.

TO SUPPORT DATA CLARITY

Based on our experience with other UMDP datasets, the GSEs are requiring additional transaction detail in those cases where we believe **Closing Disclosure** data points would be ambiguous or unusable without it. In this *UCD I-Guide*, these data points are included in the explanations of Form Field IDs 0.1 for the entity or system delivering the file to the GSEs, 1.6 for Prop. Appraised Value, 3.3 for Product, 3.6 for MIC #, 4.1 for interest rate, and 23.0 for parties to the transaction.

C. XML-REQUIRED DATA POINTS

As shown in the following figure, several data points are included in UCD to identify the XML file and its payload, establish relationships between containers, and extend the v3.3.0 Reference Model to include missing UCD required data. These data points do not have a corresponding heading or form label on the **Closing Disclosure**, so are identified with "XML" in the *Form Field ID* column and "XML Requirement" in the *Form Field Name* column. Users can track unique instances of these data points within *Appendix I* by using the value in the *Unique ID* column.

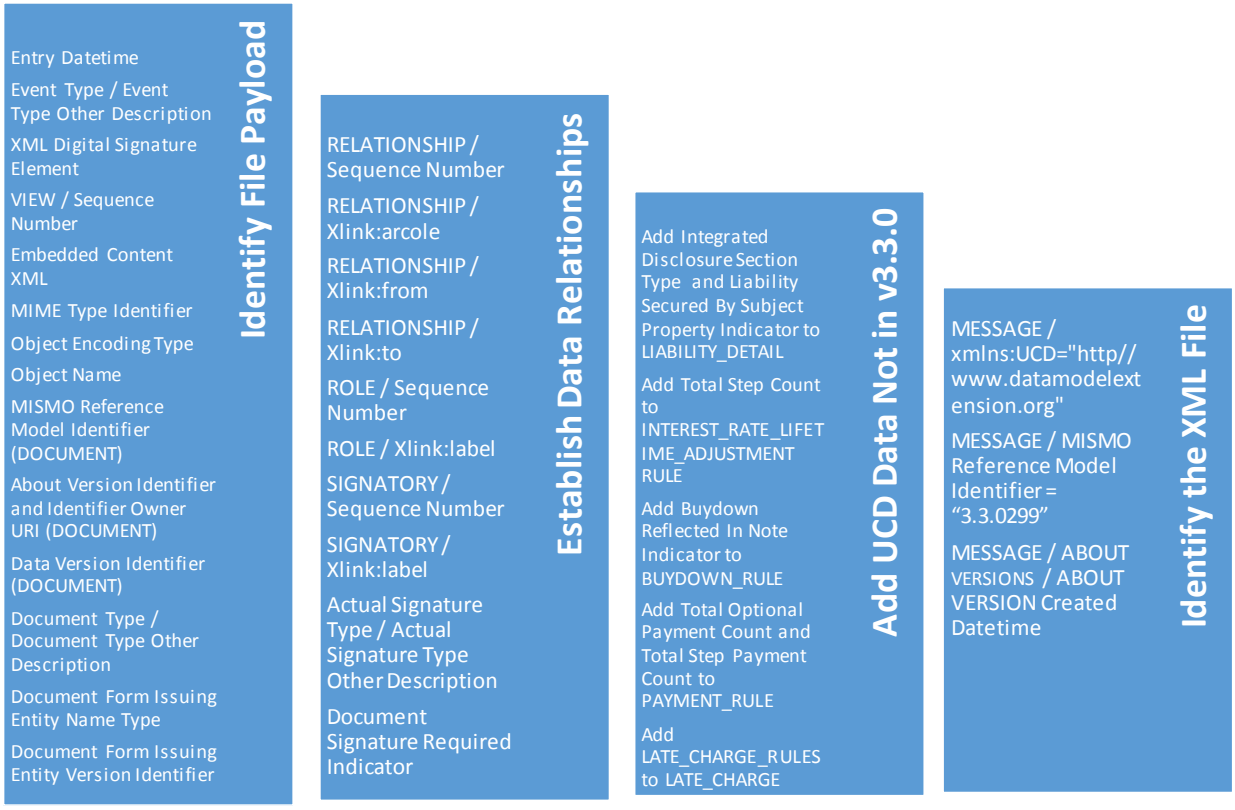


Figure 10. XML-Required Data Points

TO IDENTIFY THE XML FILE

File metadata provides the MISMO Reference Model build number upon which the XML file is based and the date the file was created.

TO IDENTIFY THE FILE'S PAYLOAD

The systems receiving the UCD files need some high-level information about the payload in order to properly process the file. In addition to identifying the form (see III. Closing Disclosure Form Types), data points are included to enable the transmission of a PDF of the Closing Disclosure. These data points comply with the *SMART Doc PDF Basic and Retrievable I-Guide* available on MISMO's Web site at http://www.mismo.org/Guidelines/ImplementationGuidelines.htm.

TO SUPPORT UCD REQUIREMENTS NOT IN V3.3.0

A few data points were identified as UCD requirements after MISMO v3.3.0 was published. These data points are included in the UCD using the EXTENSION / OTHER structure and require the prefix "gse:" in front of the data point name. The following namespace must also be included in the UCD XML file: xmlns:gse="http://www.datamodelextension.org".

This data has also been submitted to MISMO for inclusion in v3.4. In this *UCD I-Guide*, these data points are included in the explanations of Form Field IDs 3.0, 11.4, 12.4, 15.4-6, 19.2.1, 19.3.1, 20.1, 20.6, 22.0, 25.1.

TO SUPPORT DATA RELATIONSHIPS

Attributes are included in the UCD Spec to enable the XML Xlink construct in order to establish two relationships, illustrated in the following figure. Relationship data point requirements are discussed in detail in Chapters 23.0 and 24.0.

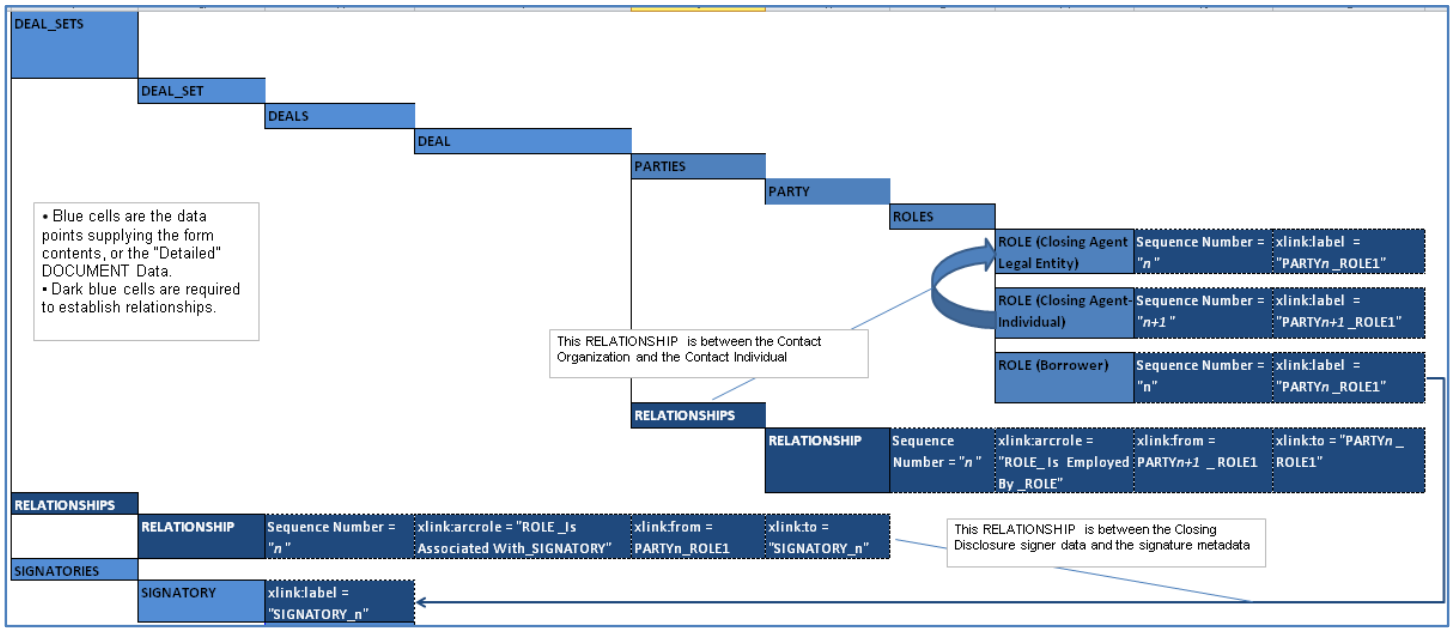


Figure 11. UCD File RELATIONSHIPs

0.1 CLOSING DISCLOSURE

Like most forms, the **Closing Disclosure** has a name, an issuer, an issue date, and other descriptive information. The UCD XML file that carries both data and form(s) also has information that identifies the file sender and the file contents and how to read them. All of these data points are classified as "XML" in the UCD file with the exception of the file sender, which is GSE Specific. This section illustrates the file and document identifying data points that need to be included in the UCD file when it is sent to the GSEs.

The following figure of the **Closing Disclosure** title is the only visible representation of these data points on the form.

0.1 **Closing Disclosure** ***This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.***

Figure 12. Closing Disclosure

APPENDIX I EXCERPT OVERVIEW

The following figure illustrates the highest level structure of the UCD XML file. Red-shaded boxes are not used by the UCD. Lower level containers, attributes, and data points are not shown.

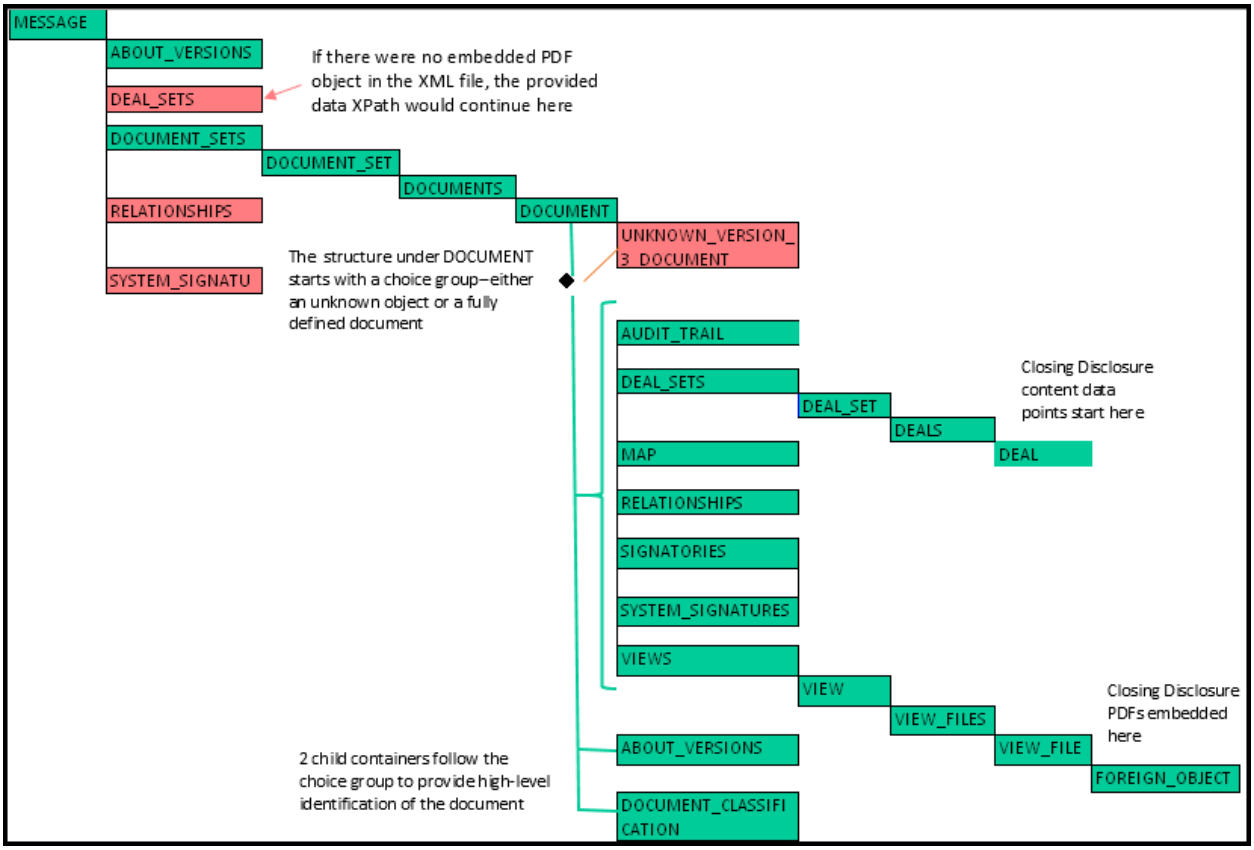


Figure 13. UCD XML File Overview

APPENDIX I EXCERPTS

The following *Appendix I* excerpt builds on the figure above and adds detail to the illustrated containers. The data points provide the information for the receiving system to know how to translate the file, who sent it and when it was created, and what type (or types) of payload it has. In the case of the UCD file, there will always be the data used to populate the **Closing Disclosure** as well as data identifying the type of form and either one or two views of the form itself. Because this data is categorized as either XML or GSE data points, the unique ID is provided in the *Appendix I* excerpt below.

0.1 Closing Disclosure SUPPORTING UCD DATA POINTS					
UCD Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name /*Attribute***	**Sample XML Value**	**Notes**
0.001	N/A - XML	MESSAGE	*MISMOReferenceModelIdentifier*	3.3.0299	▪ Only acceptable value ▪ MISMO Reference Model build number governing the data in this file
0.01	N/A - XML	MESSAGE/ABOUT_VERSIONS/ABOUT_VERSION	CreatedDatetime	2015-02-17T09:30:47Z	▪ Only acceptable format ▪ Date and time this file was created
0.018	N/A - XML	MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/AUDIT_TRAIL/AUDIT_TRAIL_ENTRIES/AUDIT_TRAIL_ENTRY/AUDIT_TRAIL_ENTRY_DETAIL	EntryDatetime	2015-02-17T09:00:47Z	▪ Only acceptable format ▪ Date and time the tamper evident seal was applied to the document
0.020	N/A - XML		EventType	Other	▪ Only acceptable values ▪ Indicate that a tamper evident seal was applied to the embedded document
0.210	N/A - XML		EventTypeOtherDescription	AppliedTamperEvidentSignature	
0.023	N/A - XML	…/DOCUMENT/SYSTEM_SIGNATURES/SYSTEM_SIGNATURE	XMLDigitalSignatureElement	<code>	The sending system's signature
0.024 | 997.054	N/A - XML	…/DOCUMENT/VIEWS/VIEW	*SequenceNumber*	1 or 2	▪ Orders multiple DOCUMENTS within the XML file ▪ 1 DOCUMENT for the Model or Alternative form and 2 DOCUMENTS for split disclosures
0.025	N/A - XML	…/VIEW/VIEW_FILES/VIEW_FILE/FOREIGN_OBJECT	EmbeddedContentXML	<code>	The embedded PDF of the **Closing Disclosure**
0.050	N/A - XML		MIMETypeIdentifier	application/pdf	▪ Only acceptable value ▪ Data about the encoding
0.034	N/A - XML		ObjectEncodingType	Base64	▪ Only acceptable value ▪ Data about the encoding
0.048	N/A - XML		ObjectName	ClosingDisclosure0001.pdf	Identifies the embedded file name
0.047	N/A - XML	…/DOCUMENT	*MISMOReferenceModelIdentifier*	3.3.0299	▪ Only acceptable value ▪ MISMO Reference Model build number governing the representation of this document.
0.028	N/A - XML	…/DOCUMENT/ABOUT_VERSIONS/ABOUT_VERSION	AboutVersionIdentifier	Retrievable	▪ Only acceptable value ▪ Type of SMART Doc profile used

0.1 Closing Disclosure SUPPORTING UCD DATA POINTS					
UCD Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name /*Attribute***	**Sample XML Value**	**Notes**
0.029	N/A - XML		*IdentifierOwnerURI*	http://www.mismo.org/residential/2009/SMARTDocProfile	▪ Only acceptable value ▪ Source of SMART Doc profile ▪ Attribute of AboutVersionIdentifier
0.011	N/A - XML		DataVersionIdentifier	UCD Delivery Specification 1.2	▪ Data specification governing the data and document ▪ Implementers should be using the most recent specification value
0.03	N/A – XML	…/DOCUMENT/DOCUMENT_CLASSIFICATION/DOCUMENT_CLASSES/DOCUMENT_CLASS	DocumentType	Other	Only acceptable value
0.046	**Closing Disclosure**		DocumentTypeOtherDescription	ClosingDisclosure: ModelForm	▪ Identifies the Closing Disclosure format ▪ Represented on form as "Closing Disclosure"
0.014	N/A – XML	…/DOCUMENT_CLASSIFICATION/DOCUMENT_CLASSIFICATION_DETAIL	DocumentFormIssuingEntityNameType	CFPB	▪ Only acceptable value ▪ Source of the **Closing Disclosure**
0.015	N/A – XML		DocumentFormIssuingEntityVersionIdentifier	2013-11-30	▪ Only acceptable value ▪ Date the **Closing Disclosure** version was issued
		MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL			The *Appendix I* excerpts described in the remainder of the *I-Guide* start with this structure
0.052	N/A - GSE	…/DOCUMENT/DEAL_SETS/PARTIES/PARTY/ROLES/PARTY_ROLE_IDENTIFIERS/PARTY_ROLE_IDENTIFIER	PartyRoleIdentifier	<String 50>	▪ Data Clarity ▪ The GSE-assigned seller or vendor identifier if available
0.053	N/A - GSE		PartyRoleType	LoanDeliveryFilePreparer	

MAPPING GUIDANCE

0.1 The data point *Document Type Other Description* is used because v3.3.0 does not have enumerations for valid **Closing Disclosure** format types. The value "Other" must always be provided for *Document Type*, and *Document Type Other Description* must always have one of the four GSE accepted enumerations.

- See *UCD I-Guide section* "C. XML-Required Data Points" for description of XML data points.
- See *UCD I-Guide section* "B. Appendix *I* Excerpts" for definitions of each column in the *Appendix I* Excerpt.
- See *UCD I-Guide section* "V. Consolidated Mapping Guidance entries for Attributes, Datetime Format, "Other" + TypeOtherDescription – UCD Restricted, and PARTIES/PARTY.

- *SMART Doc® PDF Basic and Retrievable Implementation-Guide at* http://www.mismo.org/Guidelines/ImplementationGuidelines.htm.

1.0 CLOSING INFORMATION

The **Closing Information** section is included in all four **Closing Disclosure** form types:

Closing Disclosure Form Types and Section 1.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
1.0	Closing Information	•	•	•	1.7 Label variation

The **Closing Information** section provides information about the settlement transaction, applicable dates, and the property that will be held as collateral for the loan.

1.0 Closing Information
1.1 **Date Issued** 4/15/2014
1.2 **Closing Date** 4/18/2014
1.3 **Disbursement Date** 4/19/2014
1.4 **Settlement Agent** Epsilon Title Company
1.5 **File #** 12-3456
1.6 **Property** 456 Somewhere Avenue, Unit# 284
Anytown, ST 12345
1.7 **Sale Price** $240,000

Figure 14. Closing Information Section

1.1 DATE ISSUED

The date provided for **Date Issued** indicates when the **Closing Disclosure** was provided to the borrower (and seller) in accordance with the *Regulation*.

1.0 Closing Information
1.1 **Date Issued** 4/15/2014

Figure 15. Date Issued

Date Issued is populated using the data point shown in the table below.

1.1 Date Issued SUPPORTING UCD DATA POINT					
Form Field ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point Name	Sample XML Value	Notes
1.1	**Date Issued**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL	IntegratedDisclosureIssuedDate	2014-04-15	Represented on form as “4/15/2014”

MAPPING GUIDANCE

- Since the UCD XML file is structured to carry both data points and the document the data points represent, the structure of the UCD file moves from MESSAGE to "DOCUMENT_SETS". UCD files delivered to the GSEs must always contain the embedded PDF(s) of the Closing Disclosure.

  Note that if no embedded document were expected, the discrete data points, starting with DEAL SETS would be directly under "MESSAGE".

- Since **Date Issued** relates specifically to the date the **Closing Disclosure** (and no other document) was issued, this data point is in the DOCUMENT_SPECIFIC structure.

- See UCD I-Guide section V. Consolidated Mapping Guidance entries for Date Format and Document Specific Data.

1.2 CLOSING DATE

Closing Date is the consummation date for the mortgage loan transaction, that is, the date that the borrower becomes contractually obligated.

1.0 Closing Information
1.1 **Date Issued** 4/15/2014
1.2 **Closing Date** **4/18/2014**

Figure 16. Closing Date

Closing Date is populated using the data point shown in the table below.

1.2 Closing Date SUPPORTING UCD DATA POINT					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
1.2	Closing Date	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL	ClosingDate	2014-04-18	Represented on form as "4/18/2014"

MAPPING GUIDANCE

See UCD I-Guide section V. Consolidated Mapping Guidance entry for Date Format.

1.3 DISBURSEMENT DATE

Disbursement Date is the date the amounts due are expected to be paid to or on behalf of the borrower(s) and/or property seller(s).

1.0 Closing Information
1.2 **Closing Date** 4/18/2014
1.3 **Disbursement Date** **4/19/2014**

Figure 17. Disbursement Date

Disbursement Date is populated using the data point shown in the table below.

1.3 Disbursement Date SUPPORTING UCD DATA POINT					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
1.3	**Disbursement Date**	…DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL	DisbursementDate	2014-04-19	Represented on form as "4/19/2014"

MAPPING GUIDANCE

See UCD I-Guide section V. Consolidated Mapping Guidance entry for Date Format.

1.4 SETTLEMENT AGENT

The fourth item disclosed under **Closing Information** is the name of the entity that employs the settlement agent conducting the closing. The data points used to populate **Settlement Agent** are shown in the table below.

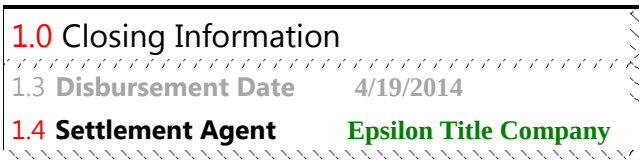


Figure 18. Settlement Agent

1.4 Settlement Agent SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
1.4	Settlement Agent	…DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Epsilon Title Company	
		…DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/ROLES/ROLE/ROLE_DETAIL	PartyRoleType	ClosingAgent	Not Shown – Qualifies the data in this *PARTY* container

MAPPING GUIDANCE

- Because the name of the organization is being sought for the **Settlement Agent** field, the *LEGAL ENTITY* structure is used to supply the *Full Name* data point. The value for *Party Role Type* does not need to be exactly what is displayed on the form as long as it is equivalent: *Closing Agent* ~ **Settlement Agent.**
- While these same two data points are used to populate 23.1.5 - **Settlement Agent Name**, they appear only once in the XML file.
- See UCD I-Guide section V. Consolidated Mapping Guidance entry for PARTIES/PARTY.

1.5 FILE

File # is the identification number assigned to the transaction by the closing agent.

1.0 Closing Information

1.4 **Settlement Agent** Epsilon Title Company

1.5 **File #** 12-3456

Figure 19. File #

The table below shows the data point used to populate **File #**.

1.5 File # SUPPPORTING UCD DATA POINT					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
1.5	**File #**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL	ClosingAgentOrderNumberIdentifier	12-3456	

1.6 PROPERTY

Property is the street address or legal description of the subject property (property being purchased in this example). If additional personal property has been given as collateral to secure the loan, the lender has the option to disclose this as well.

1.0 Closing Information

1.5 **File #** CI-3456

1.6 **Property** 456 Somewhere Avenue, Unit #284
Anytown, ST 12345

1.7 **Sale Price** $240,000

Figure 20. Property with Full Street Address

Depending on the availability of a street address, there are two ways to complete the **Property** field:

- Complete Street Address (with unit information if applicable and available)
- Legal Description + Postal Code

COMPLETE STREET ADDRESS

If a street address is available for a property, it must be disclosed. A full street address always includes the street number and name, city name, 2-letter state abbreviation, and the 5-digit ZIP Code or 9-digit ZIP +4 Code.

The *Address Unit Designator Type* and *Address Unit Identifier* must be included when they make up part of the full street address. This is particularly important for condominiums and cooperatives, which may share the same street name and number, because the unit number is the distinguishing factor identifying the property. The full street address of the subject property must be provided using the data shown in the table below.

1.6 Property with Complete Street Address SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
1.6	**Property**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/ADDRESS	AddressLineText	456 Somewhere Avenue	
			AddressUnitDesignatorType	Unit	
			AddressUnitIdentifier	284	
			CityName	Anytown	
			PostalCode	12345	
			StateCode	ST	

LEGAL DESCRIPTION AND POSTAL CODE

If the address for the subject property has not yet been established, the legal description of the property and the 5-digit ZIP Code or 9-digit ZIP +4 Code must be provided:

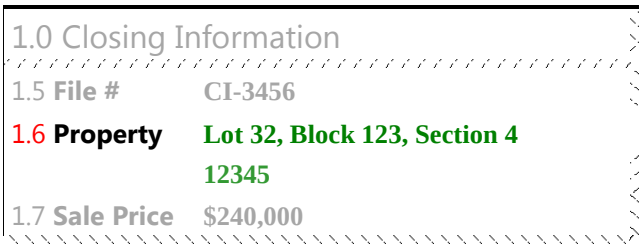


Figure 21. Property When Complete Street Address Not Available

As shown in the table below, the data point capturing the legal description of the property is an open text field to accommodate various representations of the description.

1.6 Property When Complete Street Address Not Available SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
1.6	**Property**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/ADDRESS	PostalCode	12345	Provided regardless of how property is identified

1.6 Property When Complete Street Address Not Available SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
		.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/LEGAL_DESCRIPTIONS/LEGAL_DESCRIPTION/UNPARSED_LEGAL_DESCRIPTIONS/UNPARSED_LEGAL_DESCRIPTION	UnparsedLegal Description	Lot 32, Block 123, Section 4	

PERSONAL PROPERTY (OPTIONAL)

Regardless of the purpose of the transaction, if personal property is also used to secure the loan, the creditor has the option to disclose it as shown in the following figure. Identification of both real and personal property may be included.

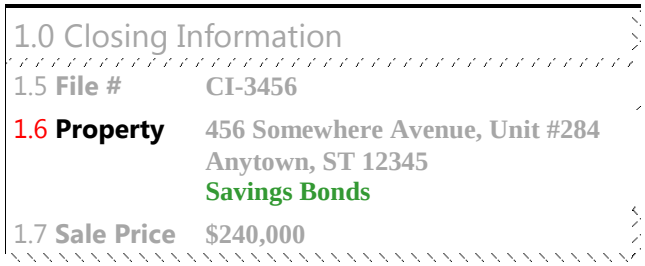


Figure 22. Property includes Personal Property

If the creditor decides to disclose personal property, the data point used to describe it is shown in the table below and is delivered in addition to the applicable data points describing the subject property as shown in the previous tables.

1.6 Property Includes Personal Property SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
1.6	**Property**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/PLEDGED_ASSET/ASSET_DETAIL	AssetType	SavingsBond	
			AssetTypeOtherDescription	N/A	Not provided unless *Asset Type* is *"Other"*

MAPPING GUIDANCE

- **AssetType:** If more than one type of personal property is used as collateral for the loan, *Asset Type* can be submitted for each type of personal property, but only one *Asset Type* may be submitted per *COLLATERAL* container.

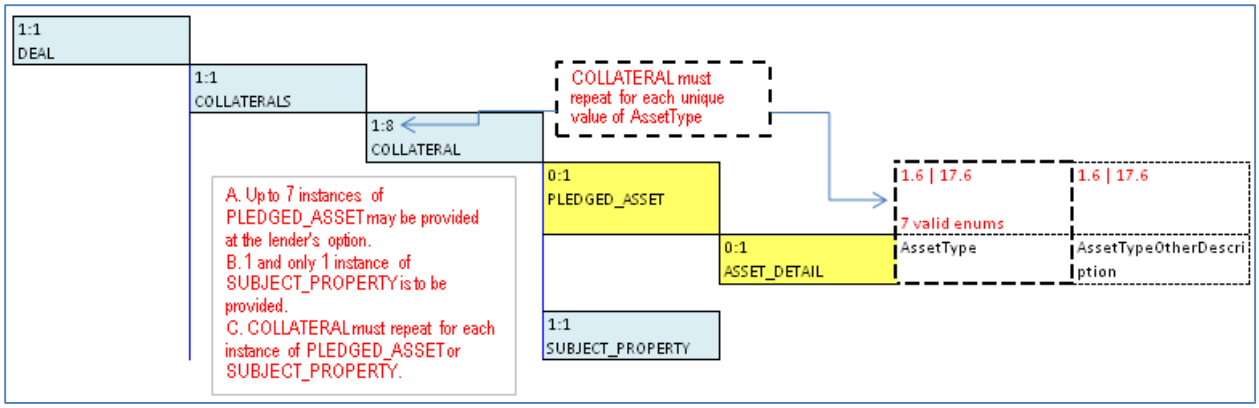


Figure 23. *COLLATERAL* Must Repeat for each *Asset Type*.

- While the same data points used for 1.6 also populate 17.6 – **Security Interest**, they appear in the XML file only once.
- See UCD I-Guide section V. Consolidated Mapping Guidance entries for ADDRESS, Repeating Containers, Reusable Containers.

1.7 SALE PRICE / APPRAISED PROP. VALUE / ESTIMATED PROP. VALUE

Form Field ID 1.7 has a Form Field Name that changes depending on the type of transaction. The Form Field Name and provided data are driven by Form Field ID 3.2-**Purpose.**

SALE PRICE (PURCHASE TRANSACTION)

When the loan transaction is a purchase, the disclosed data for 3.2-**Purpose** is "**Purchase**", and the Form Field Name for 1.7 must be **Sale Price**, as illustrated in the following figure.

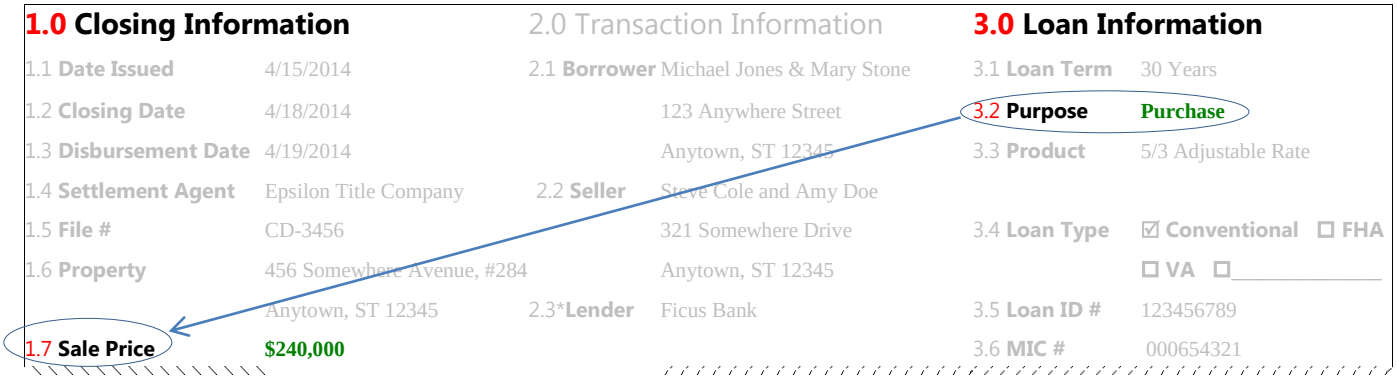


Figure 24. Relationship between Purpose and Form Field ID – Purchase / Sale Price

REAL PROPERTY ONLY OR REAL AND PERSONAL PROPERTY NOT ITEMIZED

The disclosed **Sale Price** is as recorded on the sales contract. Use the data points shown in the table below for the following cases: 1) Only real property is included in the sale; or 2) Both real and personal property are included in the sale, but the sales contract does not itemize each type of property separately.

1.7 Sale Price – Real Property Only or Real and Personal Property Not Itemized SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
1.7	**Sale Price**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/SALES_CONTRACTS/SALES_CONTRACT/SALES_CONTRACT_DETAIL	SalesContractAmount	240000.00	Formatting for form required
1.7	N/A		PersonalPropertyIncludedIndicator	false	Not shown - Indicates need for applicable data point(s)
1.7	**Purpose**	.../DEAL/LOANS/LOAN/TERMS_OF_LOAN	LoanPurposeType	Purchase	

SALE PRICE – REAL AND PERSONAL PROPERTY ITEMIZED SEPARATELY

Use the data points shown in the table below when both real and personal property are included in the sale and the sales contract itemizes each type of property separately.

1.7 Sale Price - Real and Personal Property Itemized Separately SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
1.7	**Sale Price**	.../DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/SALES_CONTRACTS/SALES_CONTRACT/SALES_CONTRACT_DETAIL	RealPropertyAmount	220000.00	Represented on form as "$220,000"
1.7	N/A		PersonalPropertyIncludedIndicator	true	Not shown - Indicates need for applicable data point(s)
1.7	**Purpose**	.../DEAL/LOANS/LOAN/TERMS_OF_LOAN	LoanPurposeType	Purchase	

APPRAISED PROP. VALUE / ESTIMATED PROP. VALUE (NON-SELLER TRANSACTION)

For transactions without a property seller, the disclosed data for 3.2-**Purpose** is either "Refinance" or "Home Equity Loan." The **Form Field Name** for 1.7 must be labeled as either the **Appraised Prop. Value** (when the property valuation is an appraised value from a professional source), or **Estimated Prop. Value** (when the property valuation is an estimate of the property's value supplied by the borrower). The data for these use cases is provided as shown in the tables below.

1.7 Appraised Prop. Value for Refinance Transaction SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
0.041	N/A – GSE	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/PROPERTY_VALUATIONS/PROPERTY_VALUATION/PROPERTY_VALUATION_DETAIL	AppraisalIdentifier	77777777	• Not shown—cross-UMDP loan identification. • Enter the Doc File ID assigned by the Uniform Collateral Portal.

1.7 Appraised Prop. Value for Refinance Transaction SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
0.043	N/A - GSE		*IdentifierOwnerURI*	https://www.uniformdataportal.com/VAMAuthUtility/login.aspx	Not shown - the source of the identifier
1.7	**Appraised Prop. Value**		PropertyValuationAmount	240000.00	Represented on form as "$240,000"
UID 1.018	N/A – GSE		PropertyValuationMethodType	Appraisal	Not shown – data clarity
UID 3.036	N/A - GSE	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/REFINANCE	RefinanceSameLenderIndicator	false	Not shown – ATR / QM
3.2	**Purpose**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN	LoanPurposeType	Refinance	

1.7 Estimated Prop. Value for Refinance Transaction SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
1.7	**Estimated Prop. Value**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/PROPERTY_DETAIL	PropertyEstimatedValueAmount	300000.00	Represented on form as "$300,000"
UID 3.036	N/A	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/REFINANCE	RefinanceSameLenderIndicator	true	Not shown – data clarity
3.2	**Purpose**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN	LoanPurposeType	Refinance	

FOR MORE INFORMATION

1.0 Reg §1026.38(a)(3), pp. 80120, 80350, 80000.

1.1 Reg §1026.38(a)(3)(i), pp. 80120, 80350, 80000. Cross reference to §1026.37(a)(4).

1.2 Reg §1026.38(a)(3)(ii), pp. 80120, 80001.

1.3 Reg §1026.38(a)(3)(iii), pp. 80121, 80001.

1.4 Reg §1026.38(a)(3)(iv), pp. 80121, 80350, 80001.

1.5 Reg §1026.38(a)(3)(v), pp. 80121, 80350, 80001.

1.6 Reg §1026.38(a)(3)(vi), pp. 80121, 80350, 80001.

1.7 Reg §1026.38(a)(3)(vii)(A) and (B), pp. 80121, 80350 80363, 80002, 80056.

2.0 TRANSACTION INFORMATION

This section is included in all four **Closing Disclosure** form types, with the form field variations shown in the table below:

Closing Disclosure Form Types and Section 2.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
2.0	Transaction Information	•	•	2.1 & 2.2 only	2.1 & 2.3 only

The second section of the **Closing Disclosure** illustrated in the figure below provides information about three of the parties to the transaction:

Borrower(s)*:* One or more parties obligated on the note as the purchaser(s) or owner(s) of the subject property. The name and address of each **Borrower** must be provided.

Seller(s)*:* One or more parties who are selling the subject property. The name and address of each **Seller** must be provided for all purchase transactions, as shown in the figure on the left, below. For transactions without a seller (refinances or home equity loans) no **Seller** information is provided.

Lender: The party providing the funding (creditor). In transactions where a mortgage broker was involved, this field reflects the name and address of the **Lender**, if known, even if the mortgage broker provides the disclosure. For Split Disclosures, the Seller copy does not have the lender information.

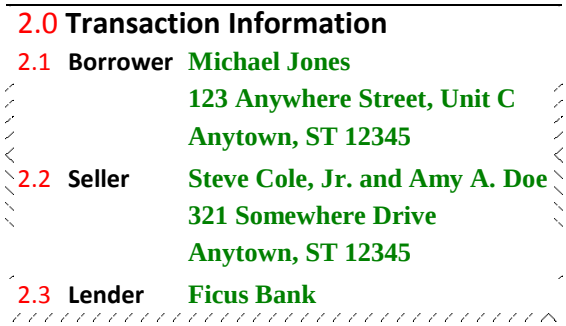


Figure 25. Transaction Information Section

2.1 BORROWER

INDIVIDUAL

At least one borrower name and address must be displayed in the **Transaction Information** section as illustrated in the following figure. Name and mailing address information is required for each Borrower in the transaction, up to a maximum of ten Borrowers. The data points used for the name depend on whether the **Borrower** is an individual or a legal entity. If the **Borrower** is a person, he or she is represented on the **Closing Disclosure** using the data points in the table below.

MAILING ADDRESS

The *Address Unit Designator Type* and *Address Unit Identifier* must be provided when they make up part of the complete street address; otherwise, they are not included in the XML file. The *Country Code* must be included if the mailing address is outside of the United States; otherwise, it is not included in the XML file.

2.0 Transaction Information

2.1 **Borrower** **Michael Jones**
123 Anywhere Street, Unit C
Anytown, ST 12345

2.2 **Seller** Steve Cole, Jr. and Amy A. Doe
321 Somewhere Drive
Anytown, ST 12345

2.3 **Lender** Ficus Bank

Figure 26. Borrower (Individual)

2.1 Borrower Individual Name and Mailing Address SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
2.1	**Borrower**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/INDIVIDUAL/NAME	FirstName	Michael	
			LastName	Jones	
		.../PARTY/ADDRESSES/ADDRESS	AddressLineText	123 Anywhere Street	
			AddressType	Mailing	Not shown – data clarity
			AddressUnitDesignatorType	Unit	
			AddressUnitIdentifier	C	
			CityName	Anytown	
			CountryCode	US	Not shown – data clarity
			StateCode	ST	
			PostalCode	12345	
		.../PARTY/ROLES/ROLE/ROLE_DETAIL	PartyRoleType	Borrower	▪ Represented on form as **Borrower** ▪ Qualifies the data in this PARTY container

LEGAL ENTITY

If the borrower is a non-individual such as a trust or company, the name is provided using the data points in the table below. The mailing address will be provided exactly the same way as for the individual borrower.

2.0 Transaction Information

2.1 **Borrower** **Jones Family Trust**

123 Anywhere Street, Unit C
Anytown, ST 12345

Figure 27. Borrower (Legal Entity)

2.1 Borrower Legal Entity Name SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
2.1	**Borrower**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Jones Family Trust	
		.../PARTY/ROLES/ROLE/ROLE_DETAIL	PartyRoleType	Borrower	▪ Represented on form as **Borrower** ▪ Qualifies the data in this PARTY container

MAPPING GUIDANCE

See UCD I-Guide section V. Consolidated Mapping Guidance entries for ADDRESS, Address Type, PARTIES/PARTY, PARTY Name, Reusable Containers, and Repeatable Containers.

2.2 SELLER (PURCHASE TRANSACTION)

For purchase transactions, the name and mailing address information is required for each Property Seller in the transaction, up to a maximum of ten Property Sellers. The data points used for the name depend on whether the **Seller** is an individual or a legal entity.

1.0 Closing Information		2.0 Transaction Information		3.0 Loan Information	
1.1 **Date Issued**	4/15/2014	2.1 **Borrower**	Michael Jones	3.1 **Loan Term**	30 Years
1.2 **Closing Date**	4/18/2014		123 Anywhere Street, Unit C	3.2 **Purpose**	**Purchase**
1.3 **Disbursement Date**	4/19/2014		Anytown, ST 12345	3.3 **Product**	5/3 Adjustable Rate
1.4 **Settlement Agent**	Epsilon Title Company	2.2 **Seller**	**Steve Cole, Jr. and Amy A. Doe**		
1.5 **File #**	CD-3456		**321 Somewhere Drive**	3.4 **Loan Type**	☑ **Conventional** ☐ **FHA**
1.6 **Property**	456 Somewhere Avenue, #284		**Anytown, ST 12345**		☐ **VA** ☐ _____
	Anytown, ST 12345	2.3 **Lender**	Ficus Bank	3.5 **Loan ID #**	123456789
1.7 **Sale Price**	**$240,000**			3.6 **MIC #**	000654321

Figure 28. Relationship between Purpose and Seller

INDIVIDUAL

If the **Seller** is a person, he or she is represented on the **Closing Disclosure** as shown in the following figure, using the data points in the table below. This data is included in separate *PARTY* containers the same number of times as there are **Sellers** disclosed under **Transaction Information**. For this example, two instances of *PARTY* with a *Party Role Type* of "*Property Seller*" are included in the XML file: one for Steve Cole and one for Amy Doe. Even though the lender may choose to display one address for both **Sellers** if the sellers share an address, each instance of *PARTY* must have both name and address information.

MAILING ADDRESS

The *Address Unit Designator Type* and *Address Unit Identifier* must be provided when they make up part of the complete street address; otherwise, they are not included in the XML file. The *Country Code* must be included if the mailing address is outside of the United States; otherwise, it is not included in the XML file.

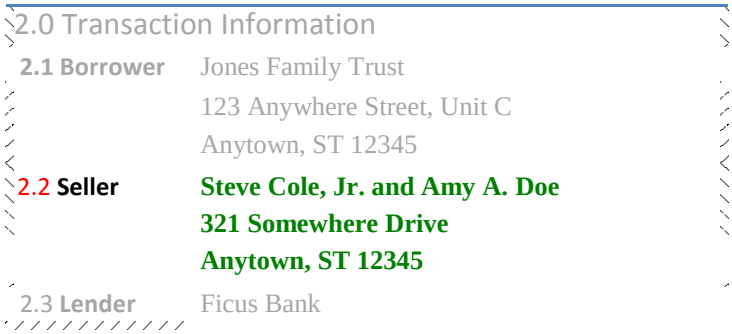


Figure 29. Seller (Individuals)

2.2 Seller Individual Names and Mailing Addresses SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PARTY					
2.2	**Seller**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/INDIVIDUAL/NAME	FirstName	Steve	
			LastName	Cole	
			SuffixName	Jr.	
		.../PARTY/ROLES/ROLE/ROLE_DETAIL	PartyRoleType	PropertySeller	▪ Represented on form as **Seller** ▪ Qualifies the data in this PARTY container
		.../PARTY/ADDRESSES/ADDRESS	AddressLineText	321 Somewhere Drive	
			AddressType	Mailing	Not shown – data clarity
			CityName	Anytown	
			PostalCode	12345	
			StateCode	ST	
Second Instance of PARTY					

2.2 Seller Individual Names and Mailing Addresses SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
2.2	**Seller**	…/PARTY/INDIVIDUAL/NAME	FirstName	Amy	
			LastName	Doe	
			Middle Name	A.	
		…/PARTY/ADDRESSES/ADDRESS	AddressLineText	321 Somewhere Drive	
			AddressType	Mailing	Not shown – data clarity
			CityName	Anytown	
			PostalCode	12345	
			StateCode	ST	
		…/PARTY/ROLES/ROLE/ROLE_DETAIL	PartyRoleType	PropertySeller	▪ Represented on form as **Seller** ▪ Qualifies the data in this PARTY container

MAPPING GUIDANCE

The value for *Party Role Type* does not need to be exactly what is displayed on the form as long as it is equivalent: *Property Seller* ~ **Seller.**

LEGAL ENTITY

If the **Seller** is a non-individual such as a trust or company as shown in the following figure, the name is provided using the data points in the table below. The mailing address will be provided exactly the same way as for the individual sellers.

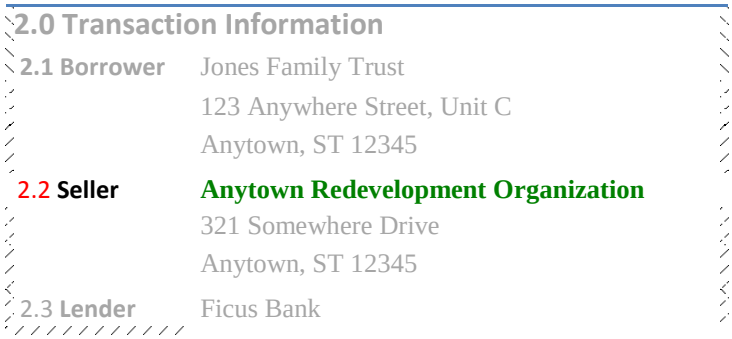


Figure 30. Seller (Legal Entity)

2.2 Seller Legal Entity Name SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
2.2	**Seller**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Anytown Redevelopment Organization	

2.2 Seller Legal Entity Name SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
		.../PARTY/ROLES/ROLE/ROLE_DETAIL	PartyRoleType	PropertySeller	▪ Represented on form as **Seller** ▪ Qualifies the data in this PARTY container

NO SELLER (NON-SELLER TRANSACTION)

If the purpose of the transaction is a refinance or home equity loan, then there is no property seller. Section 2.2 **Seller** is not present and no seller-related data is provided in the XML file.

1.0 Closing Information
1.1 **Date Issued** 4/15/2014
1.2 **Closing Date** 4/15/2014
1.3 **Disbursement Date** 4/15/2014
1.4 **Settlement Agent** Epsilon Title Company
1.5 **File #** 12-3456
1.6 **Property** 456 Somewhere Avenue, Unit 284
Anytown, ST 12345
1.7 **Appraised Prop. Value** **$240,000**

2.0 Transaction Information
2.1 **Borrower** Michael Jones & Mary Stone
123 Anywhere Street
Anytown, ST 12345
2.3 **Lender** Ficus Bank

3.0 Loan Information
3.1 **Loan Term** 30 Years
3.2 **Purpose** **Refinance**
3.3 **Product** 5/3 Adjustable Rate
3.4 **Loan Type** ☑ **Conventional** ☐ **FHA**
☐ **VA** ☐_____
3.5 **Loan ID#** 123456789
3.6 **MIC #** 000654321

Figure 31. No Seller - Refinance

MAPPING GUIDANCE

See UCD I-Guide section V. Consolidated Mapping Guidance entries for ADDRESS, PARTY, Reusable Containers, and Repeatable Containers.

2.3 LENDER

As shown in the following figure, the name of the lender company making the disclosure is the last item under **Transaction Information.** In transactions with multiple lenders, only the lender making the disclosure must be identified. Where the loan is originated by a mortgage broker, the name of the lender, if known, must still be provided even if the mortgage broker provides the disclosure to the borrower. Lender companies are always considered to be legal entities. The name is provided using the data points shown in the table below.

2.0 Transaction Information
2.1 **Borrower** Michael Jones
123 Anywhere Street, Unit C
Anytown, ST 12345 USA

2.2 **Seller**	Steve Cole, Jr. and Amy A. Doe 321 Somewhere Drive Anytown, ST 12345 USA
2.3 **Lender**	**Ficus Bank**

Figure 32. Lender Organization Name

2.3 Lender Name SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
2.3	**Lender**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Ficus Bank	
2.3	**Lender**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/ROLES/ROLE/ROLE_DETAIL	PartyRoleType	NotePayTo	▪ Represented on form as **Lender** ▪ Qualifies the data in this PARTY container

MAPPING GUIDANCE

- Because the name of the organization is being sought for the **Lender** field, the *LEGAL ENTITY* structure is used to supply the *Full Name* data point.
- The value for *Party Role Type* does not need to be exactly what is displayed on the form as long as it is equivalent: *Note Pay To* is equivalent to **Lender.**
- While that these same two data points are used to populate 23.1.1 - **Lender Name,** they appear in the XML file only once.
- See UCD I-Guide section V. Consolidated Mapping Guidance entries for ADDRESS, PARTY, Reusable Containers, and Repeatable Containers.

NO LENDER (SPLIT-DISCLOSURE-SELLER ONLY)

For Split Disclosures, the Seller copy does not have the **Lender** information, as illustrated in the following figure. Although not illustrated, the Form Field Name **Lender** may be included and left blank.

1.0 Closing Information		2.0 Transaction Information	
1.1 **Date Issued**	4/15/2014	2.1 **Borrower**	**Michael Jones & Mary Stone**
1.2 **Closing Date**	4/15/2014		**123 Anywhere Street**
1.3 **Disbursement Date**	4/15/2014		**Anytown, ST 12345**
1.4 **Settlement Agent**	Epsilon Title Company	2.2 **Seller**	**Steve Cole, Jr. and Amy A. Doe**
1.5 **File #**	12-3456		**321 Somewhere Drive**
1.6 **Property**	456 Somewhere Avenue, Unit 284		**Anytown, ST 12345**

	Anytown, ST 12345	
1.7	Sale Price	$240,000

Figure 33. Split Disclosure - Seller Copy

FOR MORE INFORMATION

2.0 Reg §1026.38(a)(4), pp. 80121, 80350, 80002-80003, 80055. Cross Reference to §1026.37(a)(3) and (5).

2.1 Reg §1026.38(a)(4)(i), pp. 80121, 80002.

2.2 Reg §1026.38(a)(4)(ii), pp. 80121, 80002.

2.3 Reg §1026.2(a)(17); §1026.38(a)(4)(iii), pp. 80121, 80002, 80055.

3.0 LOAN INFORMATION

The **Loan Information** section is included in the following three Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 3.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
3.0	Loan Information	•	•		•

3.0 **Loan Information** provides information characterizing and identifying the loan, as shown in the following figure:

3.0 Loan Information
3.1 **Loan Term** 30 Years
3.2 **Purpose** Purchase
3.3 **Product** 5/3 Adjustable Rate

3.4 **Loan Type** ☒ **Conventional** ☐ **FHA**
☐ **VA** ☐_____
3.5 **Loan ID#** 123456789
3.6 **MIC #** 000654321

Figure 34. Loan Information Section

3.1 LOAN TERM

The first data field disclosed under **Loan Information** is the term of the loan. **Loan Term** can be fixed, extendible, or express the periods of a construction loan. These characteristics determine the data points to be used.

FIXED LOAN TERM

If the **Purpose** of a fixed rate loan is for a Purchase, Refinance, or Closed-end Home Equity Loan, and the term of the loan can never be extended, then the fully amortizing loan period is used. This is illustrated in the following figure.

3.0 Loan Information
3.1 **Loan Term** 30 Years
3.2 **Purpose** Purchase

Figure 35. Loan Term (Fixed)

The **Loan Term** illustrated in the figure above is presented in years. However, depending on the length of the loan term, it could also be expressed in months or years, or simply months if the term is less than two years. As shown in the table below, the underlying data points supporting this value are always captured in months.

3.1 Fixed Loan Term SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.1	**Loan Term**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/MATURITY/MATURITY_RULE	LoanMaturityPeriodCount	360	▪ Represented on form as "30 Years" ▪ Two data points must be used together
			LoanMaturityPeriodType	Month	

EXTENDIBLE LOAN TERM

If the loan term can be extended in lieu of an interest rate increase, then the term to maturity is extendible. Since the loan term is not known with certainty at consummation, the possible range of the loan term, including the maximum number of years possible under the terms of the legal obligation, is disclosed:

Figure 36. Loan Term (Extendible)

3.1 Extendible Loan Term SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.1	**Loan Term**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/MATURITY/MATURITY_RULE	LoanMaturityPeriodCount	360	▪ Represented on form as "30 Years" ▪ Two data points must be used together
			LoanMaturityPeriodType	Month	
			LoanTermMaximumMonthsCount	384	▪ Represented on form as "32 Years" ▪ Added to show how far loan can be extended

CONSTRUCTION LOANS

If the **Purpose** of the loan is for a Construction loan, different data points will be used to convey the **Loan Term** information for the construction-only portion of the loan and for a one-closing construction-to-permanent loan, which covers both the construction and permanent periods.

CONSTRUCTION PERIOD

If the loan is for the purchase of land and construction, as displayed in the following figure, the data conveying the construction period is provided as shown in the table below. The example below shows a 9-month construction-only loan that may be extended to 12 months. The *Loan Term Maximum Months Count* is required when the loan term can be extended.

3.1 **Loan Term** **9 – 12 Months**
3.2 **Purpose** **Construction**

Figure 37. Loan Term (Construction Period)

3.1 Loan Term – Construction Period SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.1	**Loan Term**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CONSTRUCTION	ConstructionPeriodNumberOfMonthsCount	9	
			ConstructionLoanType	ConstructionOnly	Not shown – data clarity
		…/LOAN/MATURITY/MATURITY_RULE	LoanTermMaximumMonthsCount	12	Shows the allowable range for the construction period
3.2	**Purpose**	…/LOANS/LOAN/LOAN_DETAIL	ConstructionLoanIndicator	true	Represented on form as "Construction"

ONE-CLOSING CONSTRUCTION-TO-PERMANENT PERIOD

For a one-closing construction-to-permanent loan, the **Loan Term** includes both the construction portion and the permanent financing portion. In the following figure, the loan is for the cost of building a structure on land already owned by the borrower, so the **Purpose** is shown as "Construction".

3.0 Loan Information
3.1 **Loan Term** **30 Years 9 Months**
3.2 **Purpose** **Construction**

Figure 38. Loan Term (One-Closing Construction-to-Permanent Period)

The data point *Construction Loan Total Term Months Count* is used to represent the sum of the construction and permanent financing terms. The *Construction Period Number of Months Count* is included to enable calculation of the permanent financing portion of the loan:

3.1 Loan Term – One-Closing Construction-To-Permanent Period SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.1	**Loan Term**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CONSTRUCTION	ConstructionLoanTotalTermMonthsCount	369	Represented on form as "30 Years 9 Months"
			ConstructionLoanType	ConstructionToPermanent	Not shown –data clarity
			ConstructionPeriodNumberOfMonthsCount	9	Not shown – included to enable calculation of permanent financing period
3.2	**Purpose**	…/LOAN/LOAN_DETAIL	ConstructionLoanIndicator	true	Represented on form as "Construction"

MAPPPING GUIDANCE

See UCD I-Guide section V. Consolidated Mapping Guidance entries Count, Terms / Time Periods.

3.2 PURPOSE

The second Form Field under **Closing Information** indicates the borrower(s) intended use of credit. The Regulation limits the values that can be provided for **Purpose** to: 1) Purchase; 2) Refinance; 3) Construction; and 4) Home Equity Loan. Note that the definitions for "Purchase", "Refinance", "Construction" and "Home Equity" loans in the Regulation may differ from those common to industry and defined in the MISMO v3.3.0 Logical Data Dictionary (LDD).

In UCD, the required data point *Loan Purpose Type* has only two valid values: *"Purchase"* or "*Refinance."* For loans with a **Closing Disclosure** purpose of "Construction" or "Home Equity", the appropriate indicator value will need to be provided in addition, as described in the subsections below. Additionally, there are two GSE-Specific data points to indicate the lien position of the loan, and whether subordinate financing is being created simultaneously with the subject loan.

PURCHASE

The **Purpose** of the loan is **Purchase** when the borrower intends to use the proceeds to buy the property described in 1.6 and 17.6:

3.0 Loan Information
3.1 **Loan Term** 30 Years
3.2 **Purpose** **Purchase**
3.3 **Product** Fixed Rate

Figure 39. Purpose = Purchase

In the UCD file, the values of three data points are used together to indicate the loan **Purpose** for the **Closing Disclosure**:

UCD Data Point Combinations for Closing Disclosure Purpose Values			
3.2 Purpose Value	***Integrated Disclosure Home Equity Loan Indicator* Value**	***Construction Loan Indicator* Value**	***Loan Purpose Type* Value**
Purchase	false	false	Purchase
Refinance	false	false	Refinance
Home Equity Loan	true	false	Refinance
Construction Loan	false	true*	Purchase or Refinance

*As long as the land upon which the structure will be built is not being acquired with the same loan.

The data points supporting 3.2 **Purpose** are illustrated in the table below.

3.2 Purpose = Purchase SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.2	**Purpose**	…DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL	IntegratedDisclosureHomeEquityLoanIndicator	false	Not shown – data clarity
		…/LOAN/LOAN_DETAIL	ConstructionLoanIndicator	false	Not shown – data clarity
UID 16.015	N/A – GSE	…/LOAN_DETAIL/EXTENSION/OTHER	gse:SubordinateFinancingIsNewIndicator	false	Not shown – data clarity
UID 3.016	N/A – GSE	…/LOAN/TERMS_OF_LOAN	LienPriorityType	FirstLien	Not shown – data clarity
3.2	**Purpose**		LoanPurposeType	Purchase	

MAPPING GUIDANCE

See *UCD I-Guide* sections on GSE-Specific data points: "To Support Data Clarity".

In general, if the value for *IntegratedDisclosureHomeEquityLoanIndicator* or *ConstructionLoanIndicator* = "*true*", then the value for 3.2 **Purpose** is either **Home Equity Loan** or **Construction** regardless of the value for *LoanPurposeType*. The only exception to this is when the loan is used to purchase both land and to build a structure on that land. In that case, 3.2 **Purpose** = **Purchase** even though the value for *ConstructionLoanIndicator* = "*true*", because property is being acquired.

REFINANCE

The **Purpose** of the loan is "**Refinance**" when the borrower pays off an existing obligation already secured by the borrower's dwelling and secures a new loan in order to change the rate, term, or other loan features. The borrower may or may not receive cash from the transaction.

Figure 40. Purpose = Refinance

The values of the required data points are shown in the table below.

3.2 Purpose = Refinance SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point Name	Sample XML Value	Notes
3.2	**Purpose**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL	IntegratedDisclosureHomeEquityLoanIndicator	false	Not shown unless value = "true"
		.../LOAN/LOAN_DETAIL	ConstructionLoanIndicator	false	Not shown – data clarity
UID 16.015	N/A – GSE	.../LOAN/LOAN_DETAIL/EXTENSION/OTHER	gse:SubordinateFinancingIsNewIndicator	false	Not shown – data clarity
UID 3.036	N/A-GSE	.../LOAN/REFINANCE	RefinanceSameLenderIndicator	false	Not shown - ATR/QM
UID 3.016	N/A – GSE	.../LOAN/TERMS_OF_LOAN	LienPriorityType	FirstLien	Not shown – data clarity
3.2	**Purpose**		LoanPurposeType	Refinance	

MAPPING GUIDANCE

See *UCD I-Guide* sections on GSE-Specific data points: "To Support ATR and QM Requirements" and "To Support Data Clarity".

CONSTRUCTION

The **Purpose** of the loan is **Construction**:

1) When the **Purpose** is not **Purchase** or **Refinance**,
2) When the lender extends credit to finance only the cost of initial construction (construction only loan),
3) In transactions where a multiple advance loan may be permanently financed by the same creditor (construction-to-permanent loan).

If the loan is for the purpose of making renovations to an existing dwelling, 3.2 **Purpose** is <u>not</u> **Construction.**

3.0 Loan Information
3.1 **Loan Term** **9 Months**
3.2 **Purpose** **Construction**
3.3 **Product** **1/1 Adjustable Rate**

Figure 41. Purpose = Construction

The required data points are shown in the table below, assuming that the loan is for the cost of building a structure on land already owned by the borrower.

3.2 Purpose = Construction SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.2	**Purpose**	…DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL	IntegratedDisclosureHomeEquityLoanIndicator	false	Not shown unless value = "true"
		…/LOAN/LOAN_DETAIL	ConstructionLoanIndicator	true	Represented as **Construction** on form
UID 16.015	N/A – GSE	…/LOAN/LOAN_DETAIL/EXTENSION/OTHER	gse:SubordinateFinancingIsNewIndicator	false	Not shown – data clarity
UID 3.016	N/A – GSE	…/LOAN/TERMS_OF_LOAN	LienPriorityType	FirstLien	Not shown – data clarity
3.2	**Purpose**		LoanPurposeType	Purchase	Not shown – data clarity

MAPPING GUIDANCE

See *UCD I-Guide* sections on GSE-Specific data points: "To Support ATR and QM Requirements" and "To Support Data Clarity".

HOME EQUITY LOAN

The final allowable **Purpose** is for a **Home Equity Loan**.

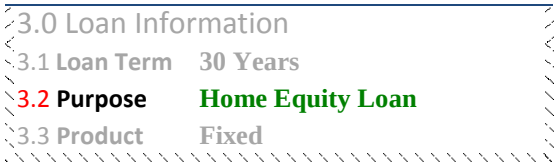


Figure 42. Purpose = Home Equity Loan

The required data points are shown in the table below.

3.2 Purpose = Home Equity Loan SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.2	**Purpose**	…DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL	IntegratedDisclosureHomeEquityLoanIndicator	true	Represented as "Home Equity Loan" on form
		…/LOAN/LOAN_DETAIL	ConstructionLoanIndicator	false	Not shown – data clarity

3.2 Purpose = Home Equity Loan SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
UID 16.015	N/A – GSE	…/LOAN_DETAIL/EXTENSION/OTHER	gse:SubordinateFinancingIsNewIndicator	false	Not shown – data clarity
UID 3.036	N/A – GSE	…/LOAN/REFINANCE	RefinanceSameLenderIndicator	true	Not shown-ATR/QM
UID 3.016	N/A – GSE	…DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN	LienPriorityType	FirstLlen	Not shown – data clarity
3.2	**Purpose**		LoanPurposeType	Refinance	Not shown – industry convention to designate all loans as either purchase or refinance

MAPPING GUIDANCE

See *UCD I-Guide* sections on GSE-Specific data points: "To Support ATR and QM Requirements" and "To Support Data Clarity".

3.3 PRODUCT

The Regulation sets forth specific requirements for the values that must be disclosed for the third Form Field under **Loan Information.** There are three **Product** types: Fixed, Adjustable, and Step Rate loans. These **Product** types may be qualified by the following additional features: Negative Amortization, Interest Only, Step Payment, Balloon Payment, and Seasonal Payment. Refer to the Regulation for specific guidance on how to present the data required for the **Product** field:

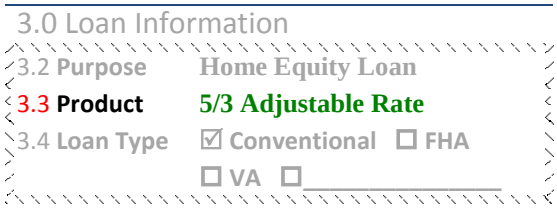


Figure 43. Product

3.3 Product SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.3	N/A-GSE	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/AMORTIZATION/AMORTIZATION_RULE	AmortizationType	AdjustableRate	Not shown – data point for clarity
3.3	**Product**	…/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL	IntegratedDisclosureLoanProductDescription	5/3 Adjustable Rate	

MAPPING GUIDANCE

- Because of its specific definition for use on the Integrated Disclosure forms, **Product** is conveyed using a Document Specific data point called *Integrated Disclosures Loan Product Description* within the *INTEGRATED_DISCLOSURE_DETAIL* container. This string field allows the flexibility for compliance with specifications for Product set by the *Regulation*.
- See *UCD I-Guide sections "*To Support Data Clarity" and *"**Error! Reference source not found.**"*.

3.4 LOAN TYPE

Loan Type is represented on the form by a checked box next to one of the following values: **Conventional**, **FHA**, **VA**, or "_____". If the transaction is not a conventional, FHA, or VA loan, the appropriate enumeration is used to complete the blank.

3.0 Loan Information

3.3 **Product** 5/3 Adjustable Rate

3.4 **Loan Type** ☑ **Conventional** ☐ **FHA**

☐ **VA** ☐_____

3.5 **Loan ID#** 123456789

Figure 44. Loan Type

CONVENTIONAL, FHA, OR VA

Loan Types of "Conventional," "FHA" or "VA", are disclosed with a check inside the appropriate box, using the data point *Mortgage Type* with the applicable enumeration:

3.4 Loan Type = "Conventional", "FHA", or "VA" SUPPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.4	**Loan Type**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN	MortgageType	Conventional	Represented on form as ☑ **Conventional**

NOT "CONVENTIONAL", "FHA", OR "VA"

If the **Loan Type** is not "Conventional", "FHA" or "VA", the box next to the blank is checked, and a short description of the **Loan Type** must be provided. The data may be represented in one of two ways in the XML file, depending on whether the value needed to convey the **Loan Type** exists as part of the published list of enumerations in MISMO v3.3.0.

LOAN TYPE MAPS TO EXISTING ENUMERATION

If the loan is guaranteed or insured by a state or local jurisdiction, USDA's Department of Rural Development, or HUD's Department of Public and Indian Housing, use the corresponding *MortgageType* enumeration to support them: ("*State Agency*", "*Local Agency*", "*USDA Rural Development*", or "*Public And Indian Housing*").

3.0 Loan Information
3.3 Product 5/3 Adjustable Rate
3.4 Loan Type ☐ Conventional ☐ FHA
☐ VA ☑ USDA Rural Dev
3.5 Loan ID# 123456789

Figure 45. Loan Type = □ _____

3.4 Loan Type Maps to Existing Enumeration SUPPORTING UCD DATA POINT					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.4	**Loan Type**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN	MortgageType	USDARuralDevelopment	Represented on form as ☑ **USDA Rural Dev**

Figure 46. Loan Type Maps to Existing Enumeration

MAPPING GUIDANCE

Use the enumerated list for *Mortgage Type* to support **Loan Type**. Only use *Mortgage Type* = "Other" and *Mortgage Type Other Description* in the data set if there is no appropriate enumerated value available.

LOAN TYPE CANNOT BE MAPPED TO EXISTING ENUMERATION

When a published MISMO enumeration does not exist to properly identify the **Loan Type**, the enumeration "*Other*" must be provided as the value for *Mortgage Type*, and a description of the **Loan Type** is provided using the data point *Mortgage Type Other Description*:

3.0 Loan Information
3.3 Product 5/3 Adjustable Rate
3.4 Loan Type ☐ Conventional ☐ FHA
☐ VA ☑ Nonprofit Org
3.5 Loan ID# 123456789

Figure 47. Loan Type = □ _____

3.4 Loan Type = "Other" – No Matching Enumeration SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.4	**Loan Type**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN	MortgageType	Other	Represented on form as ☑ Nonprofit Org
			MortgageTypeOtherDescription	Nonprofit Org	Represented on form as ☑ Nonprofit Org

MAPPING GUIDANCE

- Because the needed enumeration for *Mortgage Type, "Nonprofit Org"* does not exist in MISMO v3.3.0, the value of "*Other*" is supplied for *Mortgage Type*, and "*Nonprofit Org*" is provided in the free form text field of *MortgageTypeOtherDescription*.
- See UCD I-Guide section V. Consolidated Mapping Guidance entry for Other + Other Description-Free Form Text.

3.5 LOAN ID#

The lender's loan identifier is reflected on the form as illustrated in the following figure.

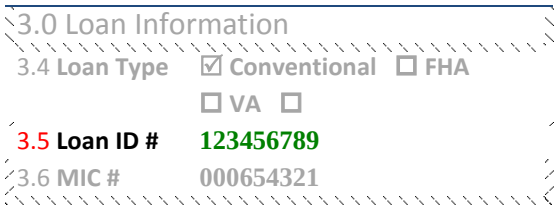


Figure 48. Loan ID #

GSE-SPECIFIC INFORMATION

The GSEs are requiring additional data points beyond the Lender Loan ID to assist with identifying loans across UMDP datasets. These data points are included in this section, but do not appear on the **Closing Disclosure**. If available, all of the following GSE data points must be provided in addition to the **Closing Disclosure** data points.

3.5 Loan Identifier SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First instance of LOAN_IDENTIFIER					
3.5	**Loan ID #**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_IDENTIFIERS/LOAN_IDENTIFIER	LoanIdentifier	123456789	Two data points MUST be used together
			LoanIdentifierType	LenderLoan	
Second instance of LOAN_IDENTIFIER					
UID 0.038	N/A-GSE	.../LOAN/LOAN_IDENTIFIERS/LOAN_IDENTIFIER	LoanIdentifier	123456789101112131	▪ Two data points used together ▪ Not shown – Cross-UMDP loan identification ▪ Provide if available
UID 0.045	N/A-GSE		LoanIdentifierType	MERS_MIN	
End of LOAN_IDENTIFIER Instances					
First Instance of AUTOMATED_UNDERWRITING					
UID 0.042	N/A-GSE	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/L	AutomatedUnderwritingCaseIdentifier	123456789	

3.5 Loan Identifier SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
UID 0.039	N/A-GSE	OANS/LOAN/UNDERWRITING/AUTOMATED_UNDERWRITINGS/AUTOMATED_UNDERWRITING	AutomatedUnderwritingSystemType	DesktopUnderwriter	▪ Not shown - Cross-UMDP loan identification ▪ Provide if available
Second Instance of AUTOMATED_UNDERWRITING					
UID 0.042	N/A-GSE	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/UNDERWRITING/AUTOMATED_UNDERWRITINGS/AUTOMATED_UNDERWRITING	AutomatedUnderwritingCaseIdentifier	123456789	▪ Not shown - Cross-UMDP loan identification ▪ Provide if available
UID 0.039	N/A-GSE		AutomatedUnderwritingSystemType	LoanProspector	
End AUTOMATED_UNDERWRITING Instances					
UID 0.044	N/A-GSE	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/UNDERWRITING/UNDERWRITING_DETAIL	LoanManualUnderwritingIndicator	false	▪ Not shown - Cross-UMDP loan identification ▪ Provide for all loans

MAPPING GUIDANCE

- The UCD file requires the Lender Loan Identifier to populate 3.5 **Loan ID #** on the Closing Disclosure, and the GSE-Specific data point for the Mortgage Electronic Registration System's Mortgage Identification Number (MERS MIN), if available. As shown in the table above, *LOAN IDENTIFIER* repeats as many times as necessary to provide required loan identifiers.
- See *UCD I-Guide* section on GSE data points, "To Support Cross-UMDP Loan Identification".
- See UCD I-Guide section V. Consolidated Mapping Guidance entries for Identifiers and Repeatable Containers.

3.6 MIC

If there is mortgage insurance on a loan, either private or a government endorsement or guarantee, the MIC # (Mortgage Insurance Certificate Number) must be present on the form. For government loans this will be the Agency Case Number.

PRIVATE MORTGAGE INSURANCE

For conventional loans, the MIC # is the Mortgage Insurance Certificate number issued by the private mortgage insurer. In order to identify the source of the MIC # for private mortgage insurance, the GSEs require that the name of the MI provider also be provided.

3.0 Loan Information

3.4 **Loan Type** ☑ **Conventional** ☐ FHA ☐ VA ☐

3.5 **Loan ID#** 123456789

3.6 **MIC #** 000654321

Figure 49. Loan Information – MIC # - Private

The required UCD data points are illustrated in the following table.

3.6 MIC # - Private Mortgage Insurance SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.6	**MIC #**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	MIRequiredIndicator	true	Not shown – indicates need for additional data points
		.../LOAN/MI_DATA/MI_DATA_DETAIL	MICertificateIdentifier	000654321	
UID 3.017	N/A – GSE		MICompanyNameType	Other	Not shown - Data Clarity
UID 3.029	N/A – GSE		MICompanyNameTypeOtherDescription	NonEnumeratedMICompany	Not shown - Data Clarity

MAPPING GUIDANCE

See *UCD I-Guide* section on GSE data points "To Support Data Clarity".

GOVERNMENT INSURANCE/GUARANTEE

For Non-Conventional (Government) loans, the MIC # is the Agency Case Number. This is illustrated in the figure below.

3.0 Loan Information

3.4 **Loan Type** ☐ Conventional ☑ FHA

☐ VA ☐

3.5 **Loan ID#** 123456789

3.6 **MIC #** 000654321

Figure 50. MIC # - Government

The required UCD data points are illustrated in the following table.

3.6 MIC # - Government Insurance / Guarantee SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
3.6	**MIC #**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	MIRequiredIndicator	true	Not shown – indicates need for additional data points
		.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_IDENTIFIERS/LOAN_IDENTIFIER	LoanIdentifier	000654321	These data points must be used in combination
			LoanIdentifierType	AgencyCase	

FOR MORE INFORMATION

3.0 Reg §1026.38(a)(5) pp. 80121, 80350-51, 80003.

3.1 Reg §1026.38(a)(5)(i) pp. 80121, 80351, 80003; Cross Reference §1026.37(a)(8) pp. 80121, 80331, 80340, 79912.

3.2 Reg §1026.38(a)(5)(ii) pp. 80121, 80003, 80061; Cross Reference §1026.37(a)(9) pp. 80113, 80332, 79913-79915, 80003.

3.3 Reg §1026.38(a)(5)(iii) pp. 80121, 80003; Cross Reference to §1026.37(a)(10) pp. 80332, 79915, 80003.

3.4 Ref §1026.38(a)(5)(iv), pp. 80121, 80003; Cross Reference to §1026.37(a)(11)(iv), pp. 80114, 80333, 79918.

3.5 Ref §1026.38(a)(5)(iv), pp. 80121, 80351, 80003; Cross Reference to §1026.37(a)(12), pp. 80121, 80333, 79918-19, 80003.

3.6 Ref §1026.38(a)(5)(vi), pp. 80121, 80003-80004.

4.0 LOAN TERMS

The **Loan Terms** table is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 4.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
4.0	Loan Terms Table	•	•		•

The purpose of the **Loan Terms** section is to provide a summary table where borrowers can identify the key loan terms. The **Loan Terms** table reflects the terms of the legal obligation entered into by the borrower based on information known or that should reasonably be known by the creditor. As shown in the figure below, the first three rows of the table provide information about the loan amount, interest rate, and periodic principal and interest (P&I) payment, whether these have the potential or are scheduled to increase, and if so, a description of the effects of the increase. The final two rows of the table indicate whether the loan has a prepayment penalty or balloon payment, and if so, provides a description of these features. These descriptive statements are based on values in discrete data points.

4.0 Loan Terms		Can this amount increase after closing? *If yes:*
4.1 **Loan Amount**	4.1.1 **$162,000**	4.1.2 **NO/YES** 4.1.3 • Can go / Goes **as high as $220,000**. • Can **increase/Increases** until year 4
4.2 **Interest Rate**	4.2.1 **3.875%**	4.2.2 **NO/YES** 4.2.3 • Adjusts **every 3 years** starting in year 6 • Can go / Goes **as high as 12%** in year 14 • Can **increase / Increases loan term** to 35 years • See AIR Table on page 4 for details
4.3 **Monthly Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 **$761.78**	4.3.2 **NO/YES** 4.3.3 • Adjusts **every 3 years** starting in year 6 • Can go / Goes **as high as $1,870** in year 14 • Includes **only interest** and **no principal** until year 14 • See AP Table on page 4 for details
		Does the loan have these features? *If yes:*
4.4 **Prepayment Penalty**		4.4.2 **NO/YES** 4.4.3 • **As high as $1,000** if you pay off the loan during the first 5 years
4.5 **Balloon Payment**		4.5.2 **NO/YES** 4.4.3 • You will have to pay **$149,263** at the end of year 7.

Figure 51. Loan Terms Table

4.1 LOAN AMOUNT

Loan Amount is the amount of credit to be extended to the borrower(s) under the terms of the legal obligation, as displayed in the following figure.

4.0 Loan Terms		Can this amount increase after closing?
4.1 **Loan Amount**	4.1.1 **$162,000**	4.1.2 **NO** 4.1.3

Figure 52. Loan Amount

GSE-SPECIFIC DATA POINT

Along with the note amount, the related GSE-Specific data point required to support ATR/QM requirements, *Regulation Z Total Loan Amount,* is included in the table below.

4.1 Loan Amount SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
UID 4.034	N/A - GSE	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/HIGH_COST_MORTGAGES/HIGH_COST_MORTGAGE	RegulationZTotalLoanAmount	xxxxxx.xx	Not shown - ATR / QM
4.1.1	**Loan Amount**	.../LOAN/TERMS_OF_LOAN	NoteAmount	162000.00	Represented on form as "$162,000.00"

MAPPING GUIDANCE

4.1.1 The same data point is used for 12.2 and 12.2.1 but appears only once in the XML file.

4.1.2 CAN THIS AMOUNT INCREASE AFTER CLOSING?

The next column in the Loan Terms table indicates whether the loan amount can increase. Loan amount variability depends on the loan's amortization type and associated features.

NO--LOAN AMOUNT CANNOT INCREASE

If the loan amount cannot increase, "NO" is provided for 4.1.2 and no description is required for 4.1.3, as shown in the figure and table below.

4.0 Loan Terms		Can this amount increase after closing?
4.1 **Loan Amount**	4.1.1 $162,000	4.1.2 NO 4.1.3

Figure 53. Loan Amount Cannot Increase

4.1.2 Loan Amount Cannot Increase SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.1.2	**Can this amount increase...?**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	LoanAmountIncreaseIndicator	false	Represented as "NO" on form
4.1.3			NegativeAmortizationIndicator	false	Not shown – indicates need for additional data points

YES--LOAN AMOUNT CAN OR WILL INCREASE

If **Loan Amount** may increase after closing, the bulleted text immediately to the right of the "YES" answer must provide potentiality, maximum amount and duration. The loan terms shown in the boilerplate text are driven by the values of data provided in the XML file. If **Loan Amount** can or will increase after closing, the *Negative Amortization Indicator* value is *"true"*. The next information item necessary for constructing the variable boilerplate text is whether the negative amortization is *potential*—for example, for a variable payment loan—or *scheduled*—as for a graduated payment (step payment) loan. Samples of both scenarios are shown in the figures and tables below.

4.0 Loan Terms		Can this amount increase after closing?
4.1 **Loan Amount**	4.1.1 $162,000	4.1.2 **YES** 4.1.3 • **Can go as high as $220,000.** • **Can increase until year 4.**

Figure 54. Loan Terms Table - Loan Amount Can Increase

4.1.2 | 4.1.2 Loan Amount Can Increase SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.1.2	**Can this amount increase…?**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	LoanAmountIncreaseIndicator	true	Represented as "YES" on form
4.1.3	▪ **Can go** as high as *$n.* ▪ **Can increase** until year *n.*		NegativeAmortizationIndicator	true	▪ Not shown – Indicates need for additional data points
			NegativeAmortizationType	PotentialNegativeAmortization	▪ Represented on form as "**Can go…**" / "**Can increase**…"

	4.0	Can this amount increase after closing?
4.1 **Loan Amount**	4.1.1 $162,000	4.1.2 **YES** 4.1.3 • **Goes as high as $220,000.** • **Increases until year 4.**

Figure 55. Loan Terms Table - Loan Amount Will Increase

4.1.2 | 4.1.3 Loan Amount Will Increase SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.1.2	**Can this amount increase…?**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	LoanAmountIncreaseIndicator	true	Represented as "YES" on form
4.1.3	▪ **Goes** as high as *$n.* ▪ **Increases** until year *n.*		NegativeAmortizationIndicator	true	Not shown – Indicates need for additional data points
			NegativeAmortizationType	ScheduledNegativeAmortization	Represented on form as "**Goes**" / "**Increases**"

MAPPING GUIDANCE

See *UCD I-Guide* section on "Static Boilerplate ".

4.1.3 LOAN AMOUNT INCREASE TERMS

Regardless of whether the loan amount increase is potential or scheduled, the duration of the loan term for which the amount may increase and the maximum increase allowable also must be provided, as illustrated in the figures above and the following table.

4.1.3 Loan Amount Increase Terms SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.1.3	Goes **as high as $*n*.**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/NEGATIVE_AMORTIZATION/NEGATIVE_AMORTIZATION_RULE	NegativeAmortizationLimitMonthsCount	48	Represented on form as "year 4"
4.1.3	Increases **until year *n*.**		NegativeAmortizationMaximumLoanBalanceAmount	222000	Represented on form as "$220,000"

MAPPING GUIDANCE

See *UCD I-Guide* section on "Static Boilerplate ".

4.2 INTEREST RATE

Interest Rate is a key term provided in the **Loan Terms** table, as it is the basis for calculating the periodic payments of principal and interest for which the borrower(s) is obligated.

4.0 Loan Terms		Can this amount increase after closing?	
4.1 Loan Amount	4.1.1 $162,000	4.1.2 NO	4.1.3
4.2 **Interest Rate**	4.2.1 3.875%	4.2.2 NO	4.2.3

Figure 56. Loan Terms Table – Interest Rate

4.2.1 INTEREST RATE PERCENT

The Regulation requires that the interest rate applicable for the transaction be disclosed. Implementers need to select one of four possible data points for **Interest Rate**. The four data points in bolded blue are mutually exclusive; only one is provided in the XML file. The data point used to represent the interest rate percent depends on loan type, features, and whether the rate is known at consummation, as shown in the following table.

Four Mutually Exclusive Data Points for Interest Rate		
Loan Characteristic	**Data Points Used in UCD File**	**Example XML Values**
Fixed Rate Loan – No Temporary Buydown	▪ Loan Amortization Type ▪ Buydown Temporary Subsidy Indicator ▪ **Note Rate Percent**	• Fixed • false • 3.875

Four Mutually Exclusive Data Points for Interest Rate		
Loan Characteristic	**Data Points Used in UCD File**	**Example XML Values**
Fixed Rate Loan – Temporary Buydown but Not Reflected in Note Terms	▪ Loan Amortization Type ▪ Buydown Temporary Subsidy Indicator ▪ Buydown Reflected In Note Indicator ▪ **Note Rate Percent**	• Fixed • true • false • 3.875
Fixed Rate Loan – Temporary Buydown Reflected in Note Terms	▪ Loan Amortization Type ▪ Buydown Temporary Subsidy Indicator ▪ Buydown Reflected In Note Indicator ▪ **Buydown Initial Effective Interest Rate Percent**	▪ Fixed ▪ true ▪ true ▪ 1.875
Step Rate Loan	▪ Loan Amortization Type ▪ Buydown Temporary Subsidy Indicator ▪ **Note Rate Percent**	▪ Step ▪ false ▪ 3.875
ARM – Rate Known at Consummation	▪ Loan Amortization Type ▪ Buydown Temporary Subsidy Indicator ▪ **Note Rate Percent**	▪ AdjustableRate ▪ false ▪ 3.875
ARM – Rate Not Known at Consummation	▪ Loan Amortization Type ▪ Buydown Temporary Subsidy Indicator ▪ **DisclosedFullyIndexedRatePercent** (*the index value at time of consummation plus the margin*)	▪ AdjustableRate ▪ false ▪ 3.875
Loan with Precomputed Interest Rate based on application of multiple interest rates to different portions of loan principal balance	▪ Loan Amortization Type ▪ Buydown Temporary Subsidy Indicator ▪ **WeightedAverageInterestRatePercent**	▪ Fixed ▪ false ▪ 3.875

GSE-SPECIFIC DATA POINT

Along with the note amount, the related GSE-Specific data point required to support Data Clarity, *Current Rate Set Date,* (the date the final interest rate was locked in with the borrower) must be provided in the UCD file.

The following table illustrates how the interest rate data points discussed above are expressed in the UCD file.

4.2 Interest Rate Percent SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
UID 3.038	N/A – GSE	.../DOCUMENT/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL	CurrentRateSetDate	YYYY-MM-DD	Not shown - Data Clarity
Use one and only one of the following data points:					
4.2.1 | 20.2	**Interest Rate**	.../LOAN/BUYDOWN/BUYDOWN_OCCURRENCES/BUYDOWN_OCCURRENCE	BuydownInitialEffectiveInterestRatePercent	1.8750	Represented on form as "1.875%"
		.../LOAN/TERMS_OF_LOAN	DisclosedFullyIndexedRatePercent	3.8750	Represented on form as "3.875%"

4.2 Interest Rate Percent SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point Name	Sample XML Value	Notes
			NoteRatePercent	3.8750	Represented on form as "3.875%"
			WeightedAverageInterestRatePercent	3.8750	Represented on form as "3.875%"

MAPPING GUIDANCE

4.2.1 Although the same interest rate data point will be also used to populate 20.2 when applicable, it appears only once in the XML file.

4.2.2 CAN THIS AMOUNT INCREASE AFTER CLOSING?

The next column in the Loan Terms table indicates whether the loan amount can increase. Interest rate variability depends on the loan's amortization type and associated features.

NO--INTEREST RATE CANNOT INCREASE

If the interest rate cannot increase for the life of the loan, "NO" is provided for 4.2.2 and no description is required for 4.2.3, as shown in the figure and table below.

4.0 Loan Terms		Can this amount increase after closing?	
4.1 Loan Amount	4.1.1 $162,000	4.1.2 NO	4.1.3
4.2 Interest Rate	4.2.1 3.875%	4.2.2 NO	4.2.3

Figure 57. Loan Terms Table - Interest Rate Cannot Increase

4.2.2 Interest Rate Cannot Increase SUPPORTING UCD DATA POINTS					
Form Field ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point Name	Sample XML Value	Notes
4.2.2	**Can this amount increase…?**	.../DOCUMENT/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	InterestRateIncreaseIndicator	false	Represented as "NO" on form

YES--INTEREST RATE CAN OR WILL INCREASE

If **Interest Rate** may increase after closing, the bulleted text immediately to the right of the "YES" answer must provide potentiality, adjustment frequency, maximum rate and a reference to the AIR table. The interest rate terms shown in the boilerplate text are driven by the values of data provided in the XML file. If **Interest Rate** can or will increase after closing, the *Interest Rate Increase Indicator* value is *"true"*. The next information item necessary for constructing the variable boilerplate text is whether the rate increase is *potential*—for example, for an ARM—or *scheduled*—as for a Step Rate loan or a loan with a temporary buydown feature. Samples of both scenarios are shown in the figures and tables below.

4.0 Loan Terms		Can this amount increase after closing?	
4.1 Loan Amount	4.1.1 $162,000	4.1.2 NO	4.1.3
4.2 Interest Rate	4.2.1 3.875%	4.2.2 YES	4.2.3 • Adjusts every 3 years starting in year 6 • Can go as high as 12% in year 15 • See AIR Table on page 4 for details

Figure 58. Loan Terms Table – Interest Rate Can Increase

4.2.3 Interest Rate Can Increase SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.2.3 4.2.3	**Can go** as high as *n% in year n*	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/AMORTIZATION/AMORTIZATION_RULE	AmortizationType	Adjustable Rate	Represented as "Can go ..." on form
		.../LOAN/LOAN_DETAIL	BuydownTemporarySubsidyFundingIndicator	false	Not shown - Indicates need for additional data points
4.2.2	**Can this amount increase...?**		InterestRateIncreaseIndicator	true	Represented as "YES" on form

4.0 Loan Terms		Can this amount increase after closing?	
4.1 Loan Amount	4.1.1 $162,000	4.1.2 NO	4.1.3
4.2 Interest Rate	4.2.1 2.875%	4.2.2 YES	4.2.3 • Adjusts every 3 years starting in year 6 • Goes as high as 12% in year 15 • See AIR Table on page 4 for details

Figure 59. Loan Terms Table – Interest Will Increase

4.2.3 Interest Rate Will Increase SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.2.3	**Goes** as high as *n%* in year *n*	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/BUYDOWN/BUYDOWN_RULE/EXTENSION/OTHER	gse:BuydownReflectedInNoteIndicator	true	▪ Represented as "**Goes ...**" on form ▪ Indicates need for additional data points
		.../LOAN/LOAN_DETAIL	BuydownTemporarySubsidyFundingIndicator	true	Not shown – Indicates need for additional data points
4.2.2	**Can this amount increase...?**		InterestRateIncreaseIndicator	true	Represented as "YES" on form

4.2.3 INTEREST RATE INCREASE TERMS

Regardless of whether the rate increase is potential or scheduled, the adjustment frequency of the first adjustment period, lifetime maximum rate and a reference to the AIR table also must be provided.

ADJUSTABLE OR STEP RATE LOANS

The following table illustrates the data points that need to be supplied for Adjustable and Step Rate loans. For Form Field ID 4.2.3, a reference to the bullet is also provided (first = (1), second = (2), third = (3)). Because most of the data in row 4.2 of the **Loan Terms** table is repeated in the **Adjustable Interest Rate (AIR) Table**, cross references to the **AIR Table** Form Field IDs supported by the same data points are provided.

4.2.3 Adjustable and Step Rate Loans SUPPORTING UCD DATA POINTS					
Form Field ID (bullet)	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.2.3 (1) | 20.3 max	**Goes as high as *n*% in year 15**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ADJUSTMENT/INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_LIFETIME_ADJUSTMENT_RULE	CeilingRatePercent	12.0000	Represented as "12%" on **Loan Terms** table
4.2.3 (1)	**Goes as high as *n*% in year 15**		CeilingRatePercentEarliestEffectiveMonthsCount	168	Represented as "Year 15" on form
4.2.3 (2) | 20.4	**Adjusts every *n* years starting in year *n***		FirstRateChangeMonthsCount	60	Represented as "Year 6" on **Loan Terms** table
4.2.3 (2) | 20.6	**Adjusts every *n* years starting in year *n***	.../INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULES/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	First	Represented as "starting in" **Loan Terms** table
			PerChangeRateAdjustmentFrequencyMonthsCount	36	Represented as "every 3 years" on **Loan Terms** table

MAPPING GUIDANCE

See V. Consolidated Mapping Guidance entry for **Interest Rate Adjustment**.

TEMPORARY BUYDOWN LOANS

4.0 Loan Terms		Can this amount increase after closing?	
4.2 **Interest Rate**	4.2.1 **2.875%**	4.2.2 **YES**	4.2.3 • **Adjusts every year starting in year 2** • **Goes as high as 5.875% in year 4** • See AIR Table on page 4 for details

Figure 60. Temporary Buydown Loans

The following table illustrates the data points that need to be supplied for a loan with a temporary buydown.

4.2.3 Loans with Temporary Buydowns SUPPORTING UCD DATA POINTS					
Form Field ID (bullet)	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.2.3 (2) | 20.3 (max)	**Goes as high as __%** in year _#_	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/BUYDOWN/BUYDOWN_RULE	NoteRate	5.8750	Represented on form as 5.875%
4.2.3 (1) 20.4 | 20.5	**Adjusts every year starting in year 2**		BuydownChangeFrequencyMonthsCount	12	Represented as both "Adjusts every year" and "starting in Year 2" on form
4.2.3 (2)	Goes as high as _%_ **in year _#_**		BuydownDurationMonthsCount	36	Represented as in **Year 4** on form

LOANS WITH OPTION TO EXTEND LOAN TERM

An additional bullet point is required if the loan product has a fixed P&I payment that allows any interest rate increases to extend the loan term instead of the increasing the payment. This situation requires the inclusion of an additional data point in the XML file to represent the maximum loan term, as shown in the table below.

4.0 Loan Terms		Can this amount increase after closing?	
4.1 **Loan Amount**	4.1.1 **$162,000**	4.1.2 **NO**	4.1.3 • **Description if YES**
4.2 **Interest Rate**	4.2.1 **3.875%**	4.2.2 **YES**	4.2.3 • **Adjusts every 3 years starting in year 6** • **Can go as high as 12% in year 15** • **Can increase loan term to 35 Years** • See AIR Table on page 4 for details

Figure 61. Loan Terms Table – Interest Rate Increases Extend Loan Term

4.2.3 Extend Loan Term Instead of Increase Rate SUPPORTING UCD DATA POINTS					
Form Field ID (bullet)	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.2.3 (3)	**Can increase loan term to *n***	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/MATURITY/MATURITY_RULE	LoanTermMaximumMonthsCount	420	Represented as "35 Years" on form

MAPPING GUIDANCE

See *UCD I-Guide* section on "Static Boilerplate."

4.3 PRINCIPAL AND INTEREST

The third key term presented in the **Loan Terms** table is the initial periodic Principal & Interest (P&I) payment amount that will be due under the terms of the legal obligation. The data point used to represent the P&I payment amount depends on whether it is known at the time of consummation.

4.3 PRINCIPAL AND INTEREST PAYMENT PERIOD

The time period for the principal and interest payment amount is dynamically presented in the form label (as shown in the Figure below) based on the loan's payment schedule.

4.0 Loan Terms		Can this amount increase after closing?	
4.2 Interest Rate	4.2.1 3.875%	4.2.2 NO	4.2.3
4.3 Monthly **Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 $761.78	4.3.2 NO	4.3.3

Figure 62. Periodic Principal and Interest Payment Period

4.3 Periodic Principal & Interest Payment Period SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.3	**...Principal & Interest**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/PAYMENT/PAYMENT_RULE	PaymentFrequencyType	Monthly	

4.3.1 PRINCIPAL AND INTEREST PAYMENT AMOUNT

The payment amount is the actual initial payment dollar amount unless the payment will adjust based upon an external interest rate that is not known at consummation. Although a different data point is used to represent the P&I payment amount on the form in each case, the actual representation on the form is identical, and is shown on the following figure.

4.0 Loan Terms		Can this amount increase after closing?	
4.3 Monthly **Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 $761.78	4.3.2 NO	4.3.3

Figure 63. P&I Payment Known at Consummation

PAYMENT AMOUNT KNOWN AT CONSUMMATION

The example illustrated in the table below is for a P&I payment known at consummation.

4.3.1 P&I Payment Amount Known at Consummation SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.3.1	**Principal & Interest**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/PAYMENT/PAYMENT_RULE	InitialPrincipalAndInterestPaymentAmount	761.78	Represented on form as "$761.78"

PAYMENT AMOUNT NOT KNOWN AT CONSUMMATION

If the payment amount is not known at consummation because it depends on the value of an interest rate determined by an external index, the fully indexed P&I payment amount, calculated using the fully indexed interest rate disclosed in 4.2.1, must be provided. Disclose periodic **Principal & Interest** payment amount to two decimal places, even if there are no cents. The data point used to represent this value on the form is shown in the table below.

4.3.1 P&I Payment Amount Not Known at Consummation SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.3.1	**Principal & Interest**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/PAYMENT/PAYMENT_RULE	FullyIndexedInitialPrincipalAndInterestPaymentAmount	761.78	▪ Calculated using the DisclosedFullyIndexedRatePercent ▪ Represented on form as "$761.78"

4.3.2 CAN THIS AMOUNT INCREASE AFTER CLOSING?

The next column in the **Loan Terms** table indicates whether the P&I payment can increase. Payment variability depends on the loan's amortization type and associated features.

NO—P&I PAYMENT CANNOT INCREASE

When the P&I payment cannot increase over the life of the loan, it is reflected on the form as illustrated in the following figure, based on the data point values shown in the table below.

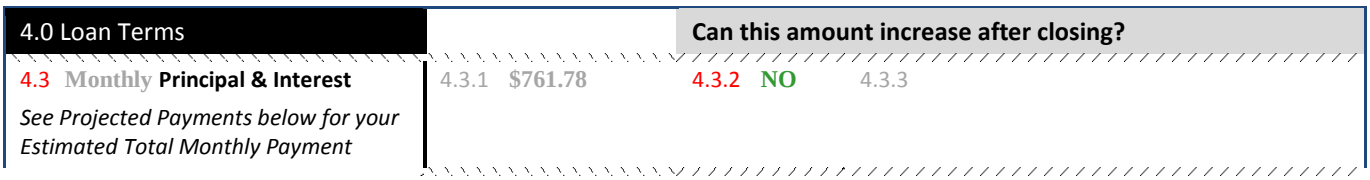


Figure 64. Principal & Interest Payment Cannot Increase

4.3.2 Principal & Interest Payment Cannot Increase SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.3.2	**Can this amount increase...?**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	PaymentIncreaseIndicator	false	Represented as "NO" on form

YES—P&I PAYMENT CAN OR WILL INCREASE

If the **Principal & Interest** payment may increase after closing, the bulleted text immediately to the right of the "YES" answer must provide potentiality, adjustment frequency, maximum payment, and a reference to the AP table" if the loan has an Interest Only feature or the payment changes independently of the rate. The payment terms shown in the boilerplate text are driven by the values of data provided in the XML file.

If the payment can or will increase after closing, the *Payment Increase Indicator* value is *"true"*. The next information item necessary for constructing the variable boilerplate text is whether the payment increase is *potential*—for example, for an ARM—or *scheduled*—as for a Step Payment (GPM) loan or a loan with an interest only feature.

The figure below illustrates the case of an Adjustable Rate Mortgage, where the increase to the interest rate is potential. Note that because the potential changes to the payment are controlled by changes to the interest rate, the **AP Table** reference is not included (the **AP Table** is not required).

4.0 Loan Terms		Can this amount increase after closing?	
4.3 Monthly **Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 $761.78	4.3.2 YES	4.3.3 • **Adjusts every 3 years starting in year 6** • **Can go as high as $1,870 in year 15**

Figure 65. P&I Payment Can Increase

Potential increases to the payment are supported by the following UCD data points:

4.2.3 P&I Payment Can Increase SUPPORTING UCD DATA POINTS					
Form Field ID (bullet)	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.3.3 (2)	**Can go** as high as $*n* in year *n*	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/AMORTIZATION/AMORTIZATION_RULE	AmortizationType	AdjustableRate	Represented as "Can go" on **Loan Terms** table
4.3.2	**Can this amount increase...?**	.../LOAN/LOAN_DETAIL	PaymentIncreaseIndicator	true	Represented as "YES" on form

The figure below illustrates the case of a Graduated Payment Mortgage, where the increase to the payment amount is scheduled, and so definite.

4.0 Loan Terms		Can this amount increase after closing?	
4.3 Monthly **Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 $761.78	4.3.2 YES	4.3.3 • **Adjusts every 3 years starting in year 6** • **Goes as high as $1,870 in year 15** • See AP Table on page 4 for details

Figure 66. P&I Payment Will Increase

Scheduled increases to the interest rate are supported by the following UCD data points:

4.2.3 P&I Payment Will Increase SUPPORTING UCD DATA POINTS					
Form Field ID (bullet)	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.3.3 (2)	**Goes** as high as $*n* in year *n*	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/AMORTIZATION/AMORTIZATION_RULE	AmortizationType	GPM	Represented as "Goes" on form
4.3.2	**Can this amount increase...?**	.../LOAN/LOAN_DETAIL	PaymentIncreaseIndicator	true	Represented as "YES" on form

4.3.3 P&I PAYMENT INCREASE TERMS

Regardless of whether the payment increase is potential or scheduled, the adjustment frequency of the first adjustment period and lifetime maximum payment also must be provided.

The following table illustrates the data points that need to be supplied for any loan where the payment adjusts based on a change to the interest rate (ARM, Graduated Payment ARM, Step Rate, or loan with a temporary buydown.) For Form Field ID 4.3.3, a reference to the bullet is also provided (first = (1), second = (2), third (3)). Because most of the data in row 43 of the **Loan Terms** table is repeated in the **Adjustable Payment (AP) Table**, cross references to the **AP Table** Form Field IDs supported by the same data points are provided.

4.3.3 P&I Payment Increase Terms SUPPORTING UCD DATA POINTS					
Form Field ID (bullet)	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.3.3 (1) | 19.*n*.1	**Adjusts** every *n* years **starting in year *n***	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_LIFETIME_ADJUSTMENT_RULE	FirstPrincipalAndInterestPaymentChangeMonthsCount	60	Represented as "Year 6" in **Loan Terms** table
4.3.3 (2) | 19.6 max	**Goes as high as $*n* in year *n***		PrincipalAndInterestPaymentMaximumAmount	1870.00	Represented as "$1,870" in **Loan Terms** table
4.3.3 (2) | 19.8	Goes as high as $*n* **in year *n***		PrincipalAndInterestPaymentMaximumAmountEarliestEffectiveMonthsCount	168	Represented as "Year 15" in **Loan Terms** table
4.3.3 (1) | 19.6	**Adjusts** every *n* years **starting in** year *n*	.../PRINCIPAL_AND_INTEREST_PAYMENT_ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_PER_CHANGE_ADJUSTMENT_RULES/PRINCIPAL_AND_INTEREST_PAYMENT_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	First	Represented as "**starting in"** in **Loan Terms** table
4.3.3 (1) | 19.6	**Adjusts** every *n* years starting in **year *n***		PerChangePrincipalAndInterestPaymentAdjustmentFrequencyMonthsCount	36	Represented as "3 Years" in **Loan Terms** table

MAPPING GUIDANCE

See V. Consolidated Mapping Guidance entry for **Principal and Interest Payment Adjustment**.

LOANS WITH INTEREST-ONLY OPTION

If the principal and interest payment can increase after closing and there is a period when interest only payments are allowed, a bullet describing the interest only period must be provided as shown in the following figure, based on additional data points as shown in the table below.

4.0 Loan Terms		Can this amount increase after closing?
4.3 Monthly **Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 $761.78	4.3.2 YES 4.3.3 • Adjusts every 3 years starting in year 6 • Can go / Goes as high as $1,870 in year 14 • **Includes only interest and no principal until year 6** • See AP Table on page 4 for details

Figure 67. Loan Has Interest Only Feature

4.3.3 Loan Has Interest Only Feature SUPPORTING UCD DATA POINTS					
Form Field ID (bullet)	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.3.3 (3) | 19.1.1	**Includes only interest and no principal until year n**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/INTEREST_ONLY	InterestOnlyTermMonthsCount	60	Represented as "Year 6" in **Loan Terms** table
4.3.3 (3) | 19.1	**Includes only interest and no principal...**	.../LOAN/LOAN_DETAIL	InterestOnlyIndicator	true	Represented as "Includes only interest and no principal" in **Loan Terms** table

LOANS FOR WHICH P&I PAYMENT CHANGES INDEPENDENTLY OF RATE

If the principal and interest payment can increase after closing and the change is independent of a change to the interest rate, for example, for a GPM, GEM, or Step Payment loan, a bullet referencing the AP Table must be included. The value of *AmortizationType* indicates that this additional bullet is needed on the form.

4.0 Loan Terms		Can this amount increase after closing?
4.2 Interest Rate	4.2.1 3.875%	4.2.2 NO 4.2.3
4.3 Monthly **Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 $761.78	4.3.2 YES 4.3.3 • Adjusts every year starting in year 2 • Goes as high as $1,800 in year 4 • **See AP Table on page 4 for details**

Figure 68. P&I Payment Adjusts Independently of Interest Rate

4.3.3 AP Table Reference SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.3.3 (3) | 19.3	• **See AP Table on page 4 for details**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/AMORTIZATION/AMORTIZATION_RULE	AmortizationType	GraduatedPayment	Represented as "See AP Table on page 4 for details" in **Loan Terms** table

4.3.3 AP Table Reference SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.3.2	**Can this amount increase…?**	…/LOAN/LOAN_DETAIL	PaymentIncreaseIndicator	true	Represented as "YES" on form

4.4 PREPAYMENT PENALTY

The **Loan Terms** table includes a statement about whether the loan includes a prepayment penalty feature. The Regulation defines a prepayment penalty as a charge for paying all or part of a transaction's principal before the date on which the principal is due. No dollar amount is necessary, but the maximum penalty and prepayment term must be provided.

4.4.2 DOES THE LOAN HAVE THESE FEATURES?

The first column in the Loan Terms table to be completed indicates whether the loan has a prepayment penalty.

NO—LOAN DOES NOT HAVE A PREPAYMENT PENALTY

If the loan does not have a prepayment penalty, it is reflected on the form as illustrated in the figure below, based on the data point shown in the following excerpt.

4.0 Loan Terms			
4.3 **Monthly Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 **$761.78**	4.3.2 **NO**	4.3.3
		Does the loan have these features?	
4.4 **Prepayment Penalty**		4.4.2 **NO**	4.4.3
4.5 **Balloon Payment**		4.5.2 **NO**	4.4.3

Figure 69. Loan Does Not Have Prepayment Penalty

4.4.2 Loan Does Not Have Prepayment Penalty Feature SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.4.2	**Does the loan have these features?**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	PrepaymentPenaltyIndicator	false	Represented as "NO" on form

YES--LOAN HAS A PREPAYMENT PENALTY FEATURE

If a prepayment penalty is a feature of the loan, the maximum possible prepayment penalty amount and the period during which it may be imposed must be disclosed, using the language illustrated in the figure below.

4.0 Loan Terms	
	Does the loan have these features?

4.4 **Prepayment Penalty**	4.4.2 **YES**	4.4.3 • **As high as $1,000** if you pay off the loan during the first 5 years
4.5 **Balloon Payment**	4.5.2 **NO**	4.4.3 • You will have to pay **$149,263** at the end of year 7.

Figure 70. Loan Has Prepayment Penalty

4.4.3 Prepayment Penalty Terms SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.4.2	**Does the loan have these features?**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	PrepaymentPenaltyIndicator	true	Represented as "YES" on form
4.4.3	**As high as $*n* if you pay off the loan during the first *n* years**	.../LOANS/LOAN/PREPAYMENT_PENALTY/PREPAYMENT_PENALTY_LIFETIME_RULE	PrepaymentPenaltyExpirationMonthsCount	60	Represented as "5 Years" on form
4.4.3	**As high as $*n* if you pay off the loan during the first 5 years**		PrepaymentPenaltyMaximumLifeOfLoanAmount	1000	Represented as "$1,000" on form

4.5 BALLOON PAYMENT

The **Loan Terms** table includes a statement about whether the loan includes a balloon payment feature. The Regulation defines a P&I or interest-only payment as being a balloon payment if it is more than two times any one regular periodic payment during the loan term; unless it is itself a regular periodic payment. A regular periodic payment is one that is made under the terms of the loan contract for two or more periods in succession.

4.5.2 DOES THE LOAN HAVE THESE FEATURES?

If the loan does not have a balloon payment it is reflected on the form as illustrated in the figure below, based on the data point shown in the following excerpt.

NO—LOAN DOES NOT HAVE A BALLOON PAYMENT FEATURE

If the loan does not have a balloon payment feature, the "NO" answer is reflected on the form as illustrated in the following figure, and the supporting data point is shown in the table below.

4.0 Loan Terms		
	Does the loan have these features? *If yes*	
4.4 **Prepayment Penalty**	4.4.2 **NO**	4.4.3
4.5 **Balloon Payment**	4.5.2 **NO**	4.4.3

Figure 71. Loan Terms Table - Loan Does Not Have Balloon Payment Feature

4.5.2 Loan Does Not Have Balloon Payment Feature SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.5.2	**Does the loan have these features?**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	BalloonIndicator	false	▪ Represented as "**NO**" on form ▪ Formatting required for form

Figure 72. Loan Does Not Have Balloon Payment Feature

YES—LOAN HAS A BALLOON PAYMENT FEATURE

If one or more balloon payments are a feature of the loan, the dollar amount of the highest balloon payment and the year of that payment must be disclosed as illustrated in the following figure, using the data points shown in the table below.

4.0 Loan Terms		
	Does the loan have these features?	
4.4 **Prepayment Penalty**	4.4.2 **NO**	4.4.3 • **Description if YES**
4.5 **Balloon Payment**	4.5.2 **YES**	4.5.3 • **You will have to pay $150,000 at the end of year 5**

Figure 73. Loan Has Balloon Payment Feature

4.5.3 Loan Has Balloon Payment Feature SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
4.5.2	**Does the loan have these features?**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	BalloonIndicator	True	Represented as "YES" on form
4.5.3	**You will have to pay $150,000 at the end of year 5**		BalloonPaymentAmount	150000.00	Represented as "$150,000" on form
4.5.3	**You will have to pay $150,000 at the end of year 5**	.../LOAN/MATURITY/MATURITY_RULE	LoanMaturityPeriodCount	60	Represented as "Year 5" on form
			LoanMaturityPeriodType	Month	

MAPPING GUIDANCE

See V. Consolidated Mapping Guidance entry for **Terms / Time Periods**.

FOR MORE INFORMATION

4.0 Ref §1026.38(b), pp. 80121, 80351; Cross reference to §1026.37(b), pp. 80114, 801121, 80333.

4.1 Ref §1026.38(b), pp. 80121, 80351, 80004, 80055; Cross reference to §1026.37(b)(1), pp. 80121, 80114, 79915, 79921.

4.2 Ref §1026.38(b), pp. 80121; Cross reference to §1026.37(b)(2), pp. 80114, 80121, 80333-34, 79921-22, 79995.

4.3 Ref §1026.38(c), pp. 80121, 80004; (t)(4), p. 79921; Cross reference to §1026.37(b)(3), pp. 80114, 80121, 80334, 80362, 79922-23.

4.4 Ref §1026.38(b), pp. 80121; Cross reference to §1026.37(b)(4), pp. 80114, 80121, 88334-35, 79923-26.

4.5 Ref §1026.38(b), p. 80121; Cross reference to §1026.37(b)(4), pp. 80114, 80121, 80335-37, 80340, 79917, 79926-29, 79935, 79937, 79943.

5.0 PROJECTED PAYMENTS TABLE

The **Projected Payments** table is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 5.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
5.0	Projected Payments	•	•		•

The purpose of the **Projected Payments** table is to help the borrower(s) understand:

- How different elements of their periodic mortgage payment can change over time,
- That the payment in fact can change, and if so, the limits of the change, and
- Any unique payment characteristics.

As illustrated in the figure below, the **Projected Payments** table is divided into two sections: **Payment Calculation** (Rows 5.1 – 5.5) and **Estimated Taxes, Insurance and Assessments** (Row 5.6).

5.0 **Projected Payments**	5.1.1	5.1.2	5.1.3	5.1.4
5.1 **Payment Calculation**	**Years 1 – 5**	**Years 6 – 8**	**Years 9 – 11**	**Years 12 - 30**
5.2 **Principal & Interest**	5.2.1 5.2.2 $1,007.35 5.2.3 *only interest*	5.2.4 $1,007 min 5.2.5 $1,452 max	5.2.6 $1,007 min 5.2.7 $1,666 max	5.2.8 $1,007 min 5.2.9 $1,870 max
5.3 **Mortgage Insurance**	5.3.1 + 109	5.3.2 + 109	5.3.3 + 109	5.3.4 + ---
5.4 **Estimated Escrow** *Amount can increase over time*	54.1 + 0	5.4.2 + 0	5.4.3 + 0	5.4.4 + 0
5.5 **Estimated Total Monthly Payment**	5.5.1 5.5.2 $1,116.35	5.5.3 5.5.4 $1,116 – $1,561	5.5.5 5.5.6 $1,116 – 1,775	5.5.7 5.5.8 $1,116 – $1,870
5.6 **Estimated Taxes, Insurance & Assessments** *Amount can increase over time* *See page 4 for details*	5.6.1 $533 5.6.2 a month	**This estimate includes** 5.6.3☑ Property Taxes 5.6.4☑ Homeowners Insurance 5.6.5☐ Other: *See Escrow Account on page 4 for details. You must pay for other property costs separately.*	**In escrow?** NO NO	

Figure 74. Projected Payments Table with Maximum Number of Columns

5.1 – 5.5 PAYMENT CALCULATION SECTION

The **Payment Calculation** section comprises five rows and five columns. The first row of the **Projected Payments** table provides column headings. The leftmost column, 5.1 **Payment Calculation**, identifies the components (principal and interest (P&I), mortgage insurance (MI) premiums, and estimated escrow payments) that are added together to arrive at 5.5 Estimated Total <Periodic> Payment.

All columns to the right identify the number of whole years during which that column's payments or payment ranges will apply (**Year Ranges**).

5.1 PAYMENTS AND PAYMENT RANGES

The **Projected Payments** table must disclose at least one, but no more than four separate periodic payments or payment ranges. The preceding figure illustrates the table with the maximum number of columns (4).

A *payment range* is defined as "the minimum and maximum possible payment amount for a given period" and applies only to the **Principal & Interest** payment (row 5.2) and the **Estimated Total Periodic Payment** (row 5.5). Dollar amounts in payment ranges are rounded to the nearest whole dollar. Payment ranges are not disclosed for **Mortgage Insurance** (row 5.3) or **Estimated Escrow** (row 5.4)**.**

Payment ranges are disclosed when:

- The P&I payment can change when the interest rate adjusts based on the value of an external index. In this case, the minimum payment is the initial payment and the maximum payment is the payment that would be in force if the interest rate increased by the maximum amount at each adjustment.
- Multiple Payment Change Events occur in a single projected payment period. If there is more than one change to a periodic payment within one year, these payment change events are grouped together into one range of payments (min and max) that would apply during the year in which the events occur. A new year (and column) starts on the next anniversary of the first scheduled payment due date.

TABLE STRUCTURE GUIDANCE

FIRST COLUMN

INITIAL PERIODIC PAYMENT: The initial periodic payment or payment range must be disclosed in the first column. The only time the payment is expressed as a range is if the P&I payment amount adjusts more than one time within the first year.

ANY COLUMN

PAYMENT EXTENDS ONLY PARTWAY THROUGH YEAR: If a payment amount is in force for only part of a year, it is disclosed as if it continued through the entire year, and the change to the payment amount is disclosed beginning in the next year. (With a new column.)

LAST COLUMN

MORE THAN FOUR PAYMENT CHANGES OVER LIFE OF LOAN: After three separate periodic payments or payment ranges have been disclosed, all other payment change events are grouped together and disclosed in the fourth column as a single payment range.

FINAL BALLOON PAYMENT: The final balloon payment under the terms of the legal obligation must be disclosed separately as the last column in the **Projected Payments** table. The column heading for a final balloon payment is **Final Payment** instead of **Year *n***"

PAYMENT CHANGE EVENTS

The following post-consummation events must be disclosed as new columns in the **Projected Payments** table, keeping in mind that only four columns may be provided. If more than four payment change events could occur,

the minimum and maximum payment possible during the rest of the loan term (dislosed as a year range) are disclosed in the last column as a payment range.

ARM, STEP RATE: Adjustment to interest rate or applicable interest rate caps (either based upon the value of an external index or according to a schedule).

GRADUATED PAYMENT MORTGAGE (AKA STEP PAYMENT MORTGAGE), GROWING EQUITY MORTGAGE: Scheduled adjustments to P&I payment for fixed rate mortgage.

NEGATIVE AMORTIZATION FEATURE: Scheduled recast of the mortgage loan or start of period when borrower makes fully amortizing P&I payments.

INTEREST ONLY FEATURE: End of interest-only period.

FINAL BALLOON PAYMENT: If a balloon payment that is the final payment under the terms of the legal obligation exists, it must be disclosed by itself in a separate column.

AUTOMATIC TERMINATION OF MORTGAGE INSURANCE: The automatic termination of MI requires disclosure as a separate payment only if the total number of separate periodic P&I payments or payment ranges requiring disclosure does not exceed three. Otherwise, MI termination is combined with other payment events and disclosed in the applicable projected payment period.

5.1.1 – 5.1.4 PAYMENT CALCULATION YEARS OR YEAR RANGES

Each column must be expressed in whole years. Whole years are defined as twelve-month intervals that begin on the due date of the initial periodic payment. When the same Estimated Total Periodic Payment amount is valid for several years before a payment change event occurs, then that **Year Range** is identified as a column heading. The entire loan term must be represented by the Year Range Columns. The following figure illustrates a loan with two **Year Range** columns.

5.0 **Projected Payments**	5.1.1	5.1.2
5.1 **Payment Calculation**	**Years 1 – 7**	**Years 8 – 30**

Figure 75. Two Payment Calculation Year Ranges

The data points used to represent the Year Ranges are shown in the table below.

5.1.1 – 5.1.2 Payment Calculation Year Ranges SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PROJECTED_PAYMENT					
5.1.1	N/A	…./DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	*SequenceNumber*	1	Not shown – Designates this container as the first in a series
5.1.1	Years 1 – **7**		ProjectedPaymentCalculationPeriodEndNumber	7	▪ Designates the last number in the Year Range ▪ Represented as "7" on form
5.1.1	Years **1** – 7		ProjectedPaymentCalculationPeriodStartNumber	1	▪ Designates the first number in the Year Range ▪ Represented as "1" on form

5.1.1 – 5.1.2 Payment Calculation Year Ranges SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
5.1.1	**Years** 1 – 7		ProjectedPayment CalculationPeriodTermType	Yearly	Represented as "Years" on form
Second Instance of PROJECTED_PAYMENT					
5.1.2	N/A	…/PROJECTED_PAYMENT	*SequenceNumber*	2	Not shown – Designates this container as the second in a series
5.1.2	Years 8 – **30**		ProjectedPayment CalculationPeriodEndNumber	30	▪ Designates the last number in the year range ▪ Represented as "30"on form
5.1.2	Years **8** – 30		ProjectedPayment CalculationPeriodStartNumber	8	▪ Designates the first number in the year range ▪ Represented as "8-" on form
5.1.2	**Years** 8 – 30		ProjectedPayment CalculationPeriodTermType	Yearly	Represented as "Years" on form
End of PROJECTED_PAYMENT Instances					

MAPPING GUIDANCE

- Because the data disclosed in the **Projected Payments** table is explicitly defined by the Regulation, all the data points that support it are all from the *DOCUMENT SPECIFIC* structure of MISMO v3.3.0.
- The *Sequence Number* attribute specifies the order of the columns, starting with "1" for the first column on the left and counting up to four if necessary to capture all of the required business data.
- In this example, the *PROJECTED PAYMENT* structure repeats twice to reflect the two **Year Ranges.** If more Year Ranges were needed, the *PROJECTED PAYMENT* structure would repeat up to four times.
- See UCD I-Guide section V. Consolidated Mapping Guidance entries for DOCUMENT-SPECIFIC, PROJECTED PAYMENTS, Sequence Numbers, and Repeatable Containers.

5.2 PRINCIPAL & INTEREST

The second row of the **Projected Payments** table shows whether and how the regularly scheduled P&I payment amount changes over the life of the loan. The amount required for the initial periodic payment must be calculated using the interest rate in force at consummation, whether at a discount, at par, or at a premium. This value populates the first column.

P&I PAYMENT DOES NOT INCREASE

The simplest use case is a loan with a Fixed Rate, no MI, and no Escrow. In this case, only one column would be needed in the Projected Payments table with the year range reflecting the total term of the loan and the initial (and unchanging) P&I payment.

5.0 **Projected Payments**		
5.1 **Payment Calculation**	**Years 1 – 30**	
5.2 **Principal & Interest**	5.2.2	**$761.78**

Figure 76. P&I Payment for 30-Year Fixed Rate Loan with No MI

A more common use case is illustrated in the figure below. **Example:** Assume a 30-year fixed rate loan with private mortgage insurance that is scheduled to terminate after 7 years. To disclose the impact on the Estimated Total Periodic Payment that the presence, then the absence, of the MI payment makes, two year ranges are required. Since the P&I Payment amount is not changing, the same value is recorded in both columns. See 5.3 MI Termination and 5.5. Estimated Total Monthly Payment sections for how the termination of MI is disclosed and the change to the total payment.

5.0 **Projected Payments**	5.1.1		5.1.2	
5.1 **Payment Calculation**	**Years 1 – 7**		**Years 8 – 30**	
5.2 **Principal & Interest**	5.2.2	**$761.78**	5.2.5	**$761.78**

Figure 77. P&I Payments for 30-Year Fixed Rate Loan with Private MI

The table below illustrates the data point(s) that need to be added to each instance of *PROJECTED PAYMENT* to join the year range data points.

P&I Payments for 30-Year Fixed Rate Loan with Private MI SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PROJECTED_PAYMENT					
5.2.2	**Years 1 – 7 Principal & Interest ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	761.78	Represented on form as "$761.78"
Second Instance of PROJECTED_PAYMENT					
5.2.5	**Years 8 – 30 Principal & Interest ($)**	.../PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	761.78	Represented on form as "$761.78"
End of PROJECTED_PAYMENT Instances					

MAPPING GUIDANCE

Notice that the *Projected Payment Principal And Interest Maximum Payment Amount* is used when there is no payment range.

P&I PAYMENT INCREASES

Whether additional columns are required depends on the payment frequency and the expected occurrence of Payment Change Events. The values of the following data points can be leveraged to establish whether more than one column is required and to identify additional data points that may be used to determine payment change year ranges and amounts.

Data Points Indicating Impact to P&I Payment		
Form Field ID	**Data Point Name**	**Implications**
4.5.2	Balloon Indicator	When true, more than one column; balloon payment in last column
4.3.3	Interest Only Indicator	When true, more than one column; return to amortizing payments is captured as a new column
3.6 | 5.3 | 5.3	MI Required Indicator	When true, does not change the P&I payment, but does change the Estimated Total Payment, so a new column is required
4.1.3	Negative Amortization Indicator	When true, more than one column; recast or change to fully amortizing are captured as new columns
4.3.2	Payment Increase Indicator	When true, P&I payment is expected to change—more than one column

ADJUSTABLE RATE MORTGAGE

A common use case driving multiple columns in the **Projected Payments** table is of an adjustable rate mortgage (ARM). In this case, the *Payment Increase Indicator* = "*true*".

Example: The figure below illustrates a 30-year 5/3 ARM with an initial rate cap of 2%, a periodic rate cap of 2%, and a ceiling rate of 12%. The initial interest rate is 4%, which is also the floor rate.

The payment will potentially increase by 2% at the start of the 6th year, and then every three years thereafter (in year 9, 12, and 15) when the ceiling rate of 12% can be reached. Because this increase is not certain, the minimum payment amount for each period continues as the initial payment amount. A payment range must be disclosed.

The Regulation requires that the **Projected Payments** table reflect the maximum increase for each period. In this case, if the rate increases by the cap of 2% each time, it will increase four times then hit the ceiling rate (4 + 2 + 2 + 2 + 2 = 12). That means that the third and fourth increases will be grouped together in the fourth **Year Range** of 12-30, and the maximum amount will reflect the ceiling rate amount.

5.0 **Projected Payments**	5.1.1	5.1.2	5.1.3	5.1.4
5.1 **Payment Calculation**	**Years 1 – 5**	**Years 6 – 8**	**Years 9 – 11**	**Years 12 - 30**
5.2 **Principal & Interest**	5.2.1 5.2.2 **$1,007.35** 5.2.3	5.2.4 **$1,007 min** 5.2.5 **$1,230 max**	5.2.6 **$1,007 min** 5.2.7 **$1,451 max**	5.2.8 **$1,007 min** 5.2.9 **$1,870 max**

Figure 78. P&I Payment Can Adjust – No Special Features

The table below shows how this data is represented in the XML file. It includes data points that are represented in the **Loan Terms** table and the **AIR Table**, because the value of this data determine the potential payment ranges.

P&I Payments for 5-3 ARM SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
5.2.9 | 4.2.3	Years 12-30 Principal and Interest $ max	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ADJUSTMENT/INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_LIFETIME_ADJUSTMENT_RULE	CeilingRatePercent	12.0000	Used to calculate P&I Payment max for life of loan
5.1.4 | 4.2.3	**Years 12-30** Principal and Interest $ max		CeilingRatePercentEarliestEffectiveMonthsCount	168	Indicates when P&I payment will reach its highest possible amount
5.1.1 | 4.2.3	**Years 1 – 5**		FirstRateChangeMonthsCount	60	Indicates end year for first column
First instance of INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE					
5.1.2 | 4.2.3	Years 6 - 8	…/LOAN/ADJUSTMENT/INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULES/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	First	Indicates that the data in this container relates to the first adjustment period
5.1.2 | 4.2.3	**Years 6 - 8**		PerChangeRateAdjustmentFrequencyMonthsCount	36	Indicates end year for 2nd column
5.2.5 | 4.2.3	Years 6 - 8 Principal and Interest $ max		PerChangeMaximumIncreaseRatePercent	2.0000	Used to calculate P&I Payment max of first rate adjustment
Second instance of INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE					
5.1.3 | 20.5 | 20.7	Years 9 – 11 Years 12 - 30	…/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	Subsequent	Indicates that the data in this container relates to all adjustments after the first adjustment
5.1.3 | 20.5	**Years 9 – 11**		PerChangeRateAdjustmentFrequencyMonthsCount	36	Indicates end year for 3rd column
5.5.6 | 20.7	Years 9 - 11 Principal and Interest $ max		PerChangeMaximumIncreaseRatePercent	2.0000	Used to calculate P&I Payment max for second rate adjustment
End of INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE Instances					
First instance of PROJECTED_PAYMENT					
5.2.2	**Years 1 – 5 Principal & Interest ($)**	…/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	1007.35	Represented on form as "$1,007.35"
Second Instance of PROJECTED_PAYMENT					

P&I Payments for 5-3 ARM SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
5.2.5	**Years 6 – 8 Principal & Interest max**	.../PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	1229.61	Represented on the form as "$1,230 max"
5.2.4	**Years 6 – 8 Principal & Interest min**		ProjectedPaymentPrincipalAndInterestMinimumPaymentAmount	1007.35	Represented on the form as "$1,007 min"
Third Instance of PROJECTED_PAYMENT					
5.2.7	**Years 9 – 11 Principal & Interest max**	.../PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	1451.21	Represented on the form as "$1,451 max"
5.2.6	**Years 9 – 11 Principal & Interest max**		ProjectedPaymentPrincipalAndInterestMinimumPaymentAmount	1007.35	Represented on the form as "$1,007 min"
Fourth Instance of PROJECTED_PAYMENT					
5.2.9	**Years 12 – 30 Principal & Interest max**	.../PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	1870.15	Represented on the form as "$1,870 max"
5.2.8	**Years 12 – 30 Principal & Interest max**		ProjectedPaymentPrincipalAndInterestMinimumPaymentAmount	1007.35	Represented on the form as "$1,007 min"
End of PROJECTED_PAYMENT Instances					

MAPPING GUIDANCE

The same process is used to determine the year ranges and payment amounts for a Step Rate, GEM or GPM loan, and for a loan with a temporary subsidy buydown feature.

INTEREST ONLY FEATURE

Regardless of the loan type, if the loan has an interest only feature, the phrase "only interest" must appear in the first **Year Range** column, immediately below the P&I payment amounts (Form Field ID 5.2.3).

Example: The following figure illustrates a 30-year, fixed rate loan with no balloon or negative amortization feature. The loan has a 7-year interest-only period, so the P&I payment will increase at the end of the interest only term. The table below shows how this data is represented in the XML file.

5.0 **Projected Payments**	5.1.1	5.1.2
5.1 **Payment Calculation**	**Years 1 – 7**	**Years 8 – 30**
5.2 **Principal & Interest**	5.2.1 5.2.2 **$761.78** 5.2.3 ***only interest***	5.2.4 5.2.5 **$795.83**

Figure 79. P&I Payments for Loan with an Interest Only Feature

P&I Payments for Loan with Interest-Only Feature SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of *PROJECTED PAYMENT*					
5.2.2	**Years 1 – 7 Principal & Interest ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	761.78	Represented on form as "$761.78"
Second Instance of *PROJECTED PAYMENT*					
5.2.5	**Years 8 – 30 Principal & Interest ($)**	.../PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	795.83	Represented on form as "$795.83"
End of PROJECTED_PAYMENT Instances					
5.1.1 | 5.1.2	**Years 1 – 7** Principal & Interest	.../DEAL/LOANS/LOAN/INTEREST_ONLY	InterestOnlyTermMonthsCount	84	▪ Provides the first column heading values ▪ Represented on form as "Years 1 - 7"
5.1	N/A	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	BalloonIndicator	false	Not shown - used to determine column structure
5.2.3	**only interest**		InterestOnlyIndicator	true	Represented on form as "only interest"
5.1	N/A		MIRequiredIndicator	false	Not shown - used to determine column structure
5.1	N/A		NegativeAmortizationIndicator	false	
5.1	N/A		PaymentIncreaseIndicator	true	

NEGATIVE AMORTIZATION FEATURE

If a loan allows negative amortization, new columns must be provided when the P&I payments adjust or become fully amortizing.

Example: The figure below illustrates a Graduated Payment Mortgage (GPM) that has a scheduled P&I payment increase of $100 a year for 4 years. Then at the end of Year 4 a fixed, fully amortizing payment must be made for the remainder of the loan term. The final scheduled P&I payment increase amount is reflected as the minimum payment, and the fully amortizing amount effective at the end of Year 4 is shown as the maximum payment. Since the actual P&I payment is known, no payment range is needed in Years 1 – 3. In Years 4 – 30, the remaining P&I payment adjustments are shown as a range.

5.0 **Projected Payments**	5.1.1	5.1.2	5.1.3	5.1.4
5.1 **Payment Calculation**	**Year 1**	**Year 2**	**Year 3**	**Years 4 - 30**
5.2 **Principal & Interest**	5.2.1 5.2.2 **$761.78** 5.2.3	5.2.4 5.2.5 **$861.78**	5.2.6 5.2.7 **$961.78**	5.2.8 **$1,062** min 5.2.9 **$1,262** max

Figure 80. P&I Payments for Loan with Negative Amortization

P&I Payment Adjusts - Negative Amortization Feature SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PROJECTED_PAYMENT					
5.2.2	**Year 1 Principal & Interest ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	761.78	Represented on the form as "$761.78"
Second Instance of PROJECTED_PAYMENT					
5.2.5	**Year 2 Principal & Interest ($)**	.../PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	861.78	Represented on the form as "$861.78"
Third Instance of PROJECTED_PAYMENT					
5.2.7	**Year 3 Principal & Interest ($)**	.../PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	961.78	Represented on the form as "$961.78"
Fourth Instance of PROJECTED_PAYMENT					
5.2.9	**Years 4 – 30 Principal & Interest ($) max**	.../PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	1261.78	Represented on form as "$1,262 max"
5.2.8	**Years 4 – 30 Principal & Interest ($) min**		ProjectedPaymentPrincipalAndInterestMinimumPaymentAmount	1061.78	Represented on form as "$1,062 min"
End of PROJECTED_PAYMENT Instances					
5.1	N/A	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	NegativeAmortizationIndicator	true	
5.1	N/A		PaymentIncreaseIndicator	true	
5.1.4	N/A	.../LOAN/NEGATIVE_AMORTIZATION/NEGATIVE_AMORTIZATION_RULE	NegativeAmortizationLimitMonthsCount	48	Not shown - Designates the end of a payment event

BALLOON PAYMENT FEATURE

Example: The following figure illustrates a loan with a balloon payment due in 7 years. The loan has a 3-2-1 temporary buy down subsidy, with the interest rate increasing each year for three years, and then remaining

fixed. There is a final balloon payment at the end of year 7. The column heading for a final balloon payment is reflected not as a **Year Range**, but rather as **Final Payment**. This means that the second and third increases will be grouped together in the third **Year Range** of 3-7, with the minimum amount reflecting the P&I payment for Year 3, and the maximum amount reflecting the P&I payment for years 4 – 7. The final payment column is reserved for the balloon payment.

5.0 **Projected Payments**	5.1.1	5.1.2	5.1.3	5.1.4
5.1 **Payment Calculation**	**Year 1**	**Year 2**	**Years 3 – 7**	**Final Payment**
5.2 **Principal & Interest**	5.2.1 5.2.2 **$1,007.35** 5.2.3	5.2.4 5.2.5 **$1,129.61**	5.2.6 **$1,251 min** 5.2.7 **$1,373 max**	5.2.8 5.2.9 **$149,263**

Figure 81. P&I Payment Adjusts - Balloon Feature

The following table shows how this data is represented in the XML file.

P&I Payment Adjusts – Balloon Feature SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PROJECTED_PAYMENT					
5.2.2	**Year 1 Principal & Interest ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	1007.35	Represented on form as "$1,007.35"
Second Instance of PROJECTED_PAYMENT					
5.2.5	**Year 2 Principal & Interest ($)**	.../PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	1129.61	Represented on form as "$1,129.61"
Third Instance of PROJECTED_PAYMENT					
5.2.6	**Years 3-7 Principal & Interest ($) max**	.../PROJECTED_PAYMENT	ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	1373.26	Represented on form as "$1,373 max"
5.2.7	**Years 3-7 Principal & Interest ($) min**		ProjectedPaymentPrincipalAndInterestMinimumPaymentAmount	1251.21	Represented on form as "$1251 min"
Fourth Instance of PROJECTED_PAYMENT					
5.1.4	**Final Payment**	.../PROJECTED_PAYMENT	ProjectedPaymentCalculationPeriodTermType	Other	Not shown – triggers requirement for other data point

P&I Payment Adjusts – Balloon Feature SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
5.1.4	**Final Payment**		ProjectedPaymentCalculationPeriodTermTypeOtherDescription	FinalPayment	Represented on form as "Final Payment"
5.2.9	**Final Payment Principal & Interest ($)**		ProjectedPaymentPrincipalAndInterestMaximumPaymentAmount	149263.00	Represented on form as "$149,263"
End of PROJECTED_PAYMENT Instances					
5.1	N/A	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	BalloonIndicator	true	Not shown-used to determine column structure
5.2.9	**Final Payment Principal & Interest ($)**		BalloonPaymentAmount	149263.00	Represented on form as "$149,263"

MAPPING GUIDANCE

For the final payment period, the value of "Other" must be provided for *Projected Payment Calculation Period Term Type* and the value "*Final Payment*" for *Projected Payment Calculation Period Term Type Other Description*.

5.3 MORTGAGE INSURANCE

The Regulation defines Mortgage Insurance or any functional equivalent (MI) as insurance against the nonpayment of, or default on, an individual mortgage. For purposes of the **Closing Disclosure**, MI includes any mortgage guarantee that provides coverage similar to MI, even if not considered insurance under State or other applicable law. Examples of functional equivalents include United States Department of Veteran Affairs or United States Department of Agriculture guarantees.

As shown in the figure below, the third row of the **Projected Payments** table discloses the MI premium component of the **Estimated Total Monthly Payment.** **Example:** MI is in force for the first seven years of the loan, after which it automatically terminates. Assume a Note Date of 05-06-2014.

5.0 **Projected Payments**	5.1.1		5.1.2	
5.1 **Payment Calculation**	**Years 1 – 7**		**Years 8 – 30**	
5.2 **Principal & Interest**	5.2.1	$761.78	5.2.4	$761.78
5.3 **Mortgage Insurance**	5.3.1	+ 82.35	5.3.2	+ --
5.4 **Estimated Escrow** *Amount can increase over time*	5.4.1	+ 206.13	5.4.2	+ 206.13
5.5 **Estimated Total Monthly Payment**	5.5.1	$1,050.26	5.5.3	$967.91

Figure 82. Mortgage Insurance

YEAR RANGES

Automatic termination of MI is disclosed in its own column unless three other separate periodic payments or payment ranges need to be disclosed. When automatic MI termination cannot be disclosed as a separate event, the absence of the required MI payment is reflected in the next event (column) requiring disclosure of a change to the periodic payment or payment range. A reduction in an MI premium is not disclosed as a separate payment event. MI premiums are not disclosed as a range.

MI PAYMENT CALCULATION

The calculation for the periodic MI premium is based on the declining principal balance that will occur as a result of any changes to the P&I payment amounts, assuming the fully-indexed rate at consummation, and taking into account any introductory rates. The MI premiums are disclosed as occurring on the same periodic basis as the P&I payment, even if the MI premiums are actually paid on some other periodic basis. The maximum amount payable for mortgage insurance premiums corresponding to the principal and interest payment in 5.2 must be disclosed.

MI NOT REQUIRED

If the loan terms do not require MI, disclose the MI premium amount as "0" in each **Projected Payments** table column. MI has no bearing on the structure of the Projected Payments table.

MI TERMINATION

If MI premiums are required, they must be disclosed in the **Projected Payments** table until the date when the premiums must terminate automatically under applicable law, even though the consumer may have a right to request that the insurance be cancelled earlier. Whether or not an escrow account is established for their payment has no bearing on how or whether the MI payment is disclosed. The automatic termination of MI is disclosed as a dash "—" in the period it occurs and each subsequent **Projected Payments** table column.

LOAN REQUIRES MI

The data points needed to populate the MI row of the **Projected Payments** table illustrated by the figure above are shown in the table below.

Loan Requires MI SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PROJECTED_PAYMENT					

Loan Requires MI SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
5.3.1	**Years 1-7 Mortgage Insurance ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentMIPaymentAmount	82.35	Reflected on form as "82.35"
Second Instance of PROJECTED_PAYMENT					
5.3.2	**Years 8-30 Mortgage Insurance ($)**	.../PROJECTED_PAYMENT	ProjectedPaymentMIPaymentAmount	0	Represented on form as "—" based on value of *MI Scheduled Termination Date*
End of PROJECTED_PAYMENT Instances					
5.3	N/A	.../DEAL/LOANS/LOAN/LOAN_DETAIL	MIRequiredIndicator	true	Not Shown – Indicates need for additional data points when true
5.3.2	**Years 8-30**	.../DEAL/LOANS/LOAN/MI_DATA/MI_DATA_DETAIL	MIScheduledTerminationDate	2021-05-06	▪ Represented on form as "Years 8" ▪ Determines when "—" should be disclosed for *Projected Payment MI Payment Amount* and value = "0"

LOAN DOES NOT REQUIRE MI

If the loan does not require MI, "0" must be displayed as the MI value for each **Year Range** disclosed. **Example:** The following figure shows a loan with payments that do not change and no MI.

5.0 **Projected Payments**			
5.1 **Payment Calculation**	**Years 1 – 30**		
5.2 **Principal & Interest**	5.2.1		$761.78
5.3 **Mortgage Insurance**	5.3.1	+	0
5.4 **Estimated Escrow** *Amount can increase over time*	5.4.1	+	206.13
5.5 **Estimated Total Monthly Payment**	5.5.1		$967.91

Figure 83. Mortgage Insurance Not Required

The data points needed to populate the MI row of the **Projected Payments** table are shown in the table below.

Loan Does Not Require MI SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
5.3.1	**Years 1-30 Mortgage Insurance ($)**	.../DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentMIPaymentAmount	0.00	Represented on form as "0"
5.3	N/A	.../DEAL/LOANS/LOAN/LOAN_DETAIL	MIRequiredIndicator	false	Not shown – indicates provision of "0" (zero) in *Projected Payment MI Payment Amount* for each instance of *PROJECTED PAYMENT*

MAPPING GUIDANCE

The *MI Required Indicator* and *Projected Payment MI Payment Amount* must always be included in the XML file, even if the loan has no MI.

5.4 ESTIMATED ESCROW

As shown in the figure below, the **Projected Payments** table discloses the monthly escrow payment established by the creditor (if applicable), which may include some or all of the following charges: property taxes, required mortgage-related insurance premiums (other than the mortgage insurance or related equivalent costs disclosed in 5.3), homeowner's association, condominium or cooperative fees, ground rent or leasehold payments, and special assessments, as applicable. If the loan has an initial escrow account, the same escrow payment amount is assumed for the life of the loan.

If no account for the payment of some or all of the charges listed above will be established, the value for **Estimated Escrow** is disclosed as "0" in each column. Escrow payments are not disclosed as a range.

ESCROW ACCOUNT EXISTS

If an escrow account exists for the loan, the projected amount of the periodic escrow payment must be shown on the form as illustrated below. **Example:** Lender is disclosing that the escrow account is the same throughout the life of the loan.

5.0 **Projected Payments**	5.1.1		5.1.2	
5.1 **Payment Calculation**	**Years 1 – 7**		**Years 8 – 30**	
5.2 **Principal & Interest**	5.2.1	$761.78	5.2.4	$761.78
5.3 **Mortgage Insurance**	5.3.1	+ 82.35	5.3.2	+ --
5.4 **Estimated Escrow** *Amount can increase over time*	5.4.1	+ 206.13	5.4.2	+ 206.13
5.5 **Estimated Total**	5.5.1	$1,050.26	5.5.3	$967.91

Monthly Payment		

Figure 84. Estimated Escrow when Escrow Account Exists

The data points used to provide the information in the **Estimated Escrow** row of the **Projected Payments** table are shown below.

Estimated Escrow When Escrow Account Exists SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of *PROJECTED PAYMENT*					
5.4.1	**Years 1-7 Estimated Escrow ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentEstimatedEscrowPaymentAmount	206.13	Represented in form as "206.13"
Second Instance of *PROJECTED PAYMENT*					
5.4.2	**Years 8-30 Estimated Escrow ($)**	..../PROJECTED_PAYMENT	ProjectedPaymentEstimatedEscrowPaymentAmount	206.13	Represented in form as "206.13"
End of PROJECTED_PAYMENT Instances					
5.4	N/A	.../DEAL/LOANS/LOAN/LOAN_DETAIL	EscrowIndicator	true	Not Shown - Indicates whether **Estimated Escrow** amount is greater than "0"

MAPPING GUIDANCE

The value of the data point *Escrow Indicator* determines whether "0" is reported in the table, as well as the need for other escrow data points. The *Projected Payment Estimated Escrow Payment Amount* will repeat twice, once for **Years 1 -7** and again for **Years 8 – 30.**

The same data points used to support 5.4.1 **Year 1 – *n*** <monthly> **Escrow** amount also provide the value for 18.5 **Monthly Escrow Payment** amount, however these data points appear in the XML file only once.

ESCROW ACCOUNT DOES NOT EXIST

If no escrow account will be established for the loan, the **Estimated Escrow** payment must be shown on the form "0" as illustrated below. This data is repeated for each calculation period.

5.0 **Projected Payments**	5.1.1		5.1.2	
5.1 **Payment Calculation**	**Years 1 – 7**		**Years 8 – 30**	
5.2 **Principal & Interest**	5.2.1	$761.78	5.2.4	$761.78
5.3 **Mortgage Insurance**	5.3.1	+ 82.35	5.3.2	+ --
5.4 **Estimated Escrow** *Amount can increase over time*	5.4.1	+ 0	5.4.2	+ 0
5.5 **Estimated Total**	5.5.1	$1,050.26	5.5.3	$967.91

Monthly Payment		

Figure 85. Projected Payments Table - Estimated Escrow when No Escrow Account Exists

The data points used to provide the information in the **Estimated Escrow** row of the **Projected Payments** table when no escrow account has been established is shown below.

Estimated Escrow When Escrow Account Exists SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PROJECTED_PAYMENT					
5.4.1	**Years 1-7 Estimated Escrow ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentEstimatedEscrowPaymentAmount	0.00	Represented on form as "0"
Second Instance of PROJECTED_PAYMENT					
5.4.2	**Years 8-30 Estimated Escrow ($)**	..../PROJECTED_PAYMENT	ProjectedPaymentEstimatedEscrowPaymentAmount	0.00	▪ Escrow payment disclosed as same amount for life of loan ▪ Represented on form as "0"
End of PROJECTED_PAYMENT Instances					
5.4	N/A	.../DEAL/LOANS/LOAN/LOAN_DETAIL	EscrowIndicator	false	Not Shown - Indicates whether **Estimated Escrow** amount is greater than "0"

5.5. ESTIMATED TOTAL MONTHLY PAYMENT

The final row in the **Payment Calculation** section of the **Projected Payments** Table is for the **Estimated Total Monthly Payment** or payment range for each **Year Range**, calculated as the sum of the amounts disclosed for **Principal & Interest, Mortgage Insurance,** and **Estimated Escrow.** For each column represented on the form, a total of the estimated payments must be shown as illustrated below.

ONE PAYMENT PER YEAR RANGE

The following figure illustrates the presentation of the **Estimated Total Monthly Payment** when the payment does not increase during the **Year Range.**

5.0 **Projected Payments**	5.1.1			5.1.2		
5.1 **Payment Calculation**	**Years 1 – 7**			**Years 8 – 30**		
5.2 **Principal & Interest**	5.2.1		$761.78	5.2.4		$761.78
5.3 **Mortgage Insurance**	5.3.1	+	82.35	5.3.2	+	--
5.4 **Estimated Escrow** *Amount can increase over time*	5.4.1	+	206.13	5.4.2	+	206.13

5.5 **Estimated Total Monthly Payment**	5.5.2	$1,050.26	5.5.4	$967.91

Figure 86. Estimated Total Monthly Payments

The data points providing the values in the table are shown in the table below.

Estimated Total Monthly Payment SUPPORTING UCD DATA POINTS						
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**	
First Instance of PROJECTED_PAYMENT						
5.5.2	**Years 1 – 7 Estimated Total Monthly Payment ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentEstimatedTotalMaximumPaymentAmount	1050.26	Represented on form as "$1,050.26"	
Second Instance of PROJECTED_PAYMENT						PROJECTED_PAYMENT
5.5.4	**Years 8 – 30 Estimated Total Monthly Payment ($)**	.../PROJECTED_PAYMENT	ProjectedPaymentEstimatedTotalMaximumPaymentAmount	967.91	Represented on form as "$967.91"	

PAYMENT RANGE WITHIN A YEAR RANGE

If the **Principal & Interest** payment is expressed as a range, then the **Estimated Total Monthly Payments** for that column will also be expressed as a range. Refer back to the Adjustable Rate Mortgage example for 5.3. The figure below shows **Estimated Total Monthly Payment** amounts**.**

5.0 **Projected Payments**	5.1.1	5.1.2	5.1.3	5.1.4
5.1 **Payment Calculation**	**Years 1 – 5**	**Years 6 – 8**	**Years 9 – 11**	**Years 12 - 30**
5.2 **Principal & Interest**	5.2.1 5.2.2 $1,007.35 5.2.3	5.2.4 $1,007 min 5.2.5 $1,230 max	5.2.6 $1,007 min 5.2.7 $1,451 max	5.2.8 $1,007 min 5.2.9 $1,870 max
5.3 **Mortgage Insurance**	5.3.1 + 82	5.3.1 + 82	5.3.1 + --	5.3.1 + --
5.4 **Estimated Escrow** *Amount can increase over time*	5.4.1 + 206	5.4.1 + 206	5.4.1 + 206	5.4.1 + 206
5.5 **Estimated Total Monthly Payment**	5.5.2 $1,295.83	5.5.3 $1,2956 - 5.5.4 $1,518	5.5.5 $1,213 - 5.5.6 $1,657	5.5.7 $1,213 - 5.5.8 $2,076

Figure 87. Estimated Total Monthly Payment Ranges

The following table provides the supporting UCD data points.

Estimated Total Monthly Payment Ranges SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PROJECTED_PAYMENT					
5.5.2	**Years 1 – 5 Estimated Total Monthly Payment ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	ProjectedPaymentEstimatedTotalMaximumPaymentAmount	1295.83	Represented on form as "$1,295.83"
Second Instance of PROJECTED_PAYMENT					
5.5.4	**Years 6 – 8 Estimated Total Monthly Payment ($) max**	.../PROJECTED_PAYMENT	ProjectedPaymentEstimatedTotalMaximumPaymentAmount	1518.09	Represented on form as "$1,518"
5.5.3	**Years 6 – 8 Estimated Total Monthly Payment ($) min**		ProjectedPaymentEstimatedTotalMinimumPaymentAmount	1295.83	Represented on form as "$1,296"
Third Instance of PROJECTED_PAYMENT					
5.5.6	**Years 9 – 11 Estimated Total Monthly Payment ($) max**	.../PROJECTED_PAYMENT	ProjectedPaymentEstimatedTotalMaximumPaymentAmount	1657.34	Represented on form as "$1,657"
5.5.5	**Years 9 – 11 Estimated Total Monthly Payment ($)**		ProjectedPaymentEstimatedTotalMinimumPaymentAmount	1213.48	▪ Represented on form as "$1,213" ▪ Reflects MI termination
Fourth Instance of PROJECTED_PAYMENT					
5.5.8	**Years 12 – 30 Estimated Total Monthly Payment ($) max**	.../PROJECTED_PAYMENT	ProjectedPaymentEstimatedTotalMaximumPaymentAmount	2,076.28	Represented on form as "$2,076"
5.5.7	**Years 12 – 30 Estimated**		ProjectedPaymentEstimatedTotalMin	1213.48	▪ Represented on form as "$1,213"

Estimated Total Monthly Payment Ranges SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
	Total Monthly Payment ($) min		imumPaymentAmount		▪ Reflects MI termination

5.6 ESTIMATED TAXES, INSURANCE & ASSESSMENTS

As shown in the figure below, the bottom section of the **Projected Payments** table discloses as **Estimated Taxes, Insurance & Assessments (ETI&A)** the sum of the periodic payments for property taxes; premiums and similar charges required by the creditor; fees and special assessments imposed by a condominium, cooperative, or homeowner's association; ground rent; and leasehold payments. This total periodic payment amount for **ETI&A** must be disclosed even if no escrow account is established for the payment of any of these charges.

5.0 **Projected Payments**			
5.6 **Estimated Taxes, Insurance & Assessments** *Amount can increase over time* *See page 4 for details*	5.6.1 **$356** 5.6.2 **a month**	**This estimate includes** 5.6.3 ☑ Property Taxes 5.6.4 ☑ Homeowners Insurance 5.6.5 ☑ Other: **Homeowner's Association Dues** *See Escrow Account on page 4 for details. You must pay for other property costs separately.*	**In escrow?** **YES** **YES** **NO**

Figure 88. Estimated Taxes, Insurance & Assessments

TOTAL PERIODIC PAYMENT AMOUNT

The total periodic payment for **ETI&A** is the sum of the estimated periodic payment amounts for all property cost components for the loan. This amount and the payment period are disclosed as illustrated in the following figure, using the data points shown in the table below.

ETI&A Payment Period and Total Periodic Amount SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
5.6.1	**Estimated Taxes, Insurance & Assessments ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/ESTIMATED_PROPERTY_COST/ESTIMATED_PROPERTY_COST_DETAIL	ProjectedPaymentEstimatedTaxesInsuranceAssessmentTotalAmount	356.16	Represented on form as "$356.16"
5.6.2 | 5.5	**a month**	.../INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	PaymentFrequencyType	Monthly	Represented on form as "a month"

MAPPING GUIDANCE

The value of PaymentFrequencyType populates several sections of the form, but appears in the XML file only once.

PROPERTY TAXES AND HOMEOWNERS INSURANCE

Next to the monthly **ETI&A** amount are checkboxes that identify some or all of the periodic property charges included in the ETI&A amount. If the **ETI&A** amount includes more than one charge in addition to the charges for **Property Taxes** or **Homeowners Insurance** premiums, only one of these charges is disclosed and described, along with the statement "**and others**" indicating that additional items are also included. The identified "other" component is left to the choice of the disclosing entity. Even if not specifically identified in the **Projected Payments** table, all property costs must be included in the total periodic **ETI&A** amount.

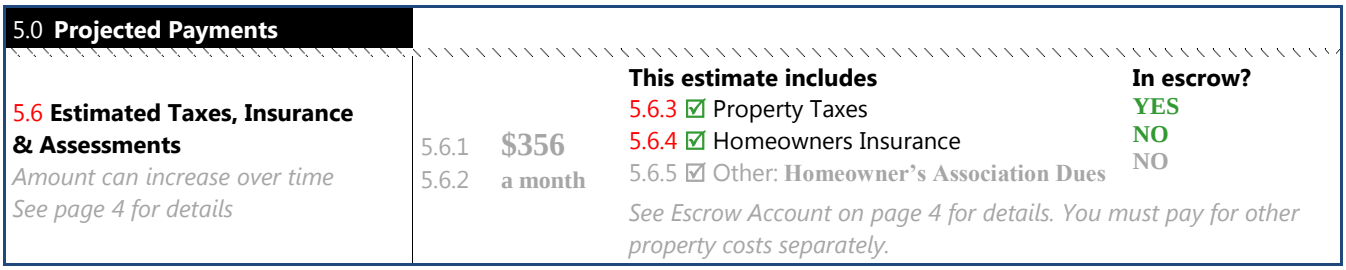


Figure 89. Property Taxes and Homeowner's Insurance

The following table provides the supporting UCD data points.

Property Taxes and Homeowner's Insurance in ETI&A SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First instance of ESTIMATED_PROPERTY_COST_COMPONENT					
5.6.3	This estimate includes: ☐ Property Taxes	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/ESTIMATED_PROPERTY_COST/ESTIMATED_PROPERTY_COST_COMPONENTS/ESTIMATED_PROPERTY_COST_COMPONENT	ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType	PropertyTaxes	Represented on form as "☑ Property Taxes"
5.6.3	In escrow?		ProjectedPaymentEscrowedType	Escrowed	Represented as "YES" on form
Second instance of ESTIMATED_PROPERTY_COST_COMPONENT					
5.6.4	This estimate includes: ☐ Homeowner's Insurance	.../ESTIMATED_PROPERTY_COST_COMPONENT	ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType	HomeownersInsurance	Represented on form as "☑ Homeowners Insurance"

Property Taxes and Homeowner's Insurance in ETI&A SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
5.6.4	In escrow?		ProjectedPaymentEscrowedType	NotEscrowed	Represented as "NO" on form

MAPPING GUIDANCE

- ESTIMATED_PROPERTY_COST_COMPONENT repeats once for each property cost component (5.6.3 – 5.6.5).
- The values of *ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType* provide the costs of each property expense that is included in the total periodic **ETI&A** amount. Note that Mortgage Insurance is not considered to be a property cost for purposes of this table so is not included in this amount. Note that all applicable property cost components must be included in the XML file. However, only three items may be checked on the **Closing Disclosure**.
- The values of ProjectedPaymentEscrowedType indicates whether the associated property cost item is included in escrow, noted by the answer "**YES**" if the value is "Escrowed" or "**NO**" if the value is "Not Escrowed."

ONE **OTHER** ITEM

Along with **Property Taxes and Homeowners Insurance**, other property components may exist for this loan. The way these components are represented on the form is dependent on the number of additional items. If only one additional item exists, implementers check the **Other** box and identify the component, as shown in the figure below.

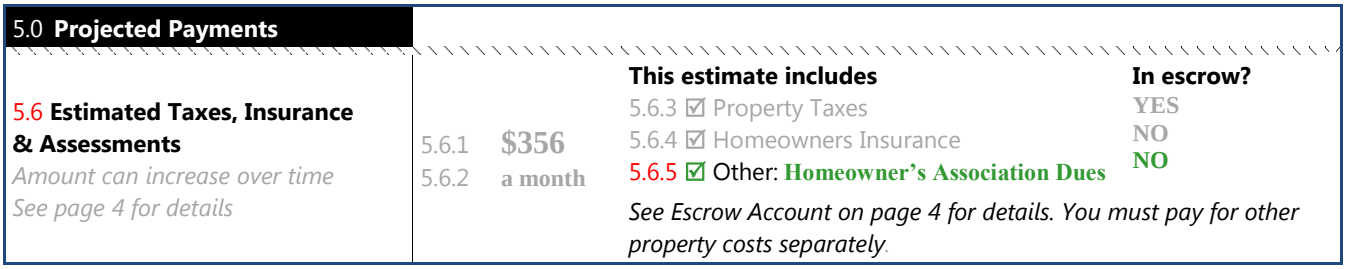


Figure 90 ETI&A – One Other

The following table provides the supporting UCD data points.

ETI&A – One Other Property Cost Component SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
Third instance of ESTIMATED_PROPERTY_COST_COMPONENT					
5.6.5	**This estimate includes: ☐ Other: _____**	.../ESTIMATED_PROPERTY_COST_COMPONENT	ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType	Homeowners Association Dues	Represented on form as "☑ Other: Homeowner's Association Dues"

ETI&A – One Other Property Cost Component SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
5.6.5	**In escrow?**		ProjectedPaymentEscrowedType	NotEscrowed	Represented as "NO" on form

MORE THAN ONE **OTHER** ITEM

If the disclosed **ETI&A** amount includes the periodic charge for more than one component in addition to the charges for **Property Taxes** and **Homeowners Insurance** premiums, check the box next to **Other** and identify one of the charges. Indicate that additional amounts are also included, by using the boilerplate phrase ''**and additional costs.**'' Note that all property cost components must be included in the XML file, even though only one will be specifically disclosed in the **Projected Payments** table.

If all **Other** charges are to be paid from an escrow account, the answer to **In escrow?** is "**YES**". If none of the items is escrowed, the answer to **In escrow?** is "**NO**". If only some of the "other" amounts will be paid using escrow account funds, the answer to the question **In escrow?** is "**SOME**".

Example: The following figure illustrates a case where there are two additional items, Homeowner's Association Dues and Ground Rent, and only the Ground Rent is escrowed. The Regulation requires disclosure of only one of these values, (in this case Ground Rent) with the text "**and additional costs**" used to summarize all the other costs (in this case, Homeowners Association Dues).

5.0 **Projected Payments**			
5.6 **Estimated Taxes, Insurance & Assessments** *Amount can increase over time* *See page 4 for details*	5.6.1 **$356** 5.6.2 **a month**	**This estimate includes** 5.6.3 ☑ Property Taxes 5.6.4 ☑ Homeowners Insurance 5.6.5 ☑ Other: **Ground Rent and additional costs** *See Escrow Account on page 4 for details. You must pay for other property costs separately.*	**In escrow?** **YES** **NO** **SOME**

Figure 91. More than One Other ETI&A Item

The table below illustrates how to provide the data for 5.6.5 in the XML file. Implementers must include an itemization of all additional property costs, and then evaluate each value of *Projected Payment Escrowed Type* not associated with "*Property Taxes*" or "*Homeowners Insurance*" to determine the appropriate value to display on the form for **In escrow?**

More Than One Other ETI&A Item SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
Third Instance of ESTIMATED_PROPERTY_COST_COMPONENT					

More Than One Other ETI&A Item SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
5.6.5	… ☐ **Other:** _____	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/ESTIMATED_PROPERTY_COST/ESTIMATED_PROPERTY_COST_COMPONENTS/ESTIMATED_PROPERTY_COST_COMPONENT	ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType	GroundRent	Represented on form as "☑ Other: Ground Rent"
5.6.5	**In escrow?**		ProjectedPaymentEscrowedType	Escrowed	Because there are more than one "Other" items, the values for ProjectedPaymentEscrowedType all must be evaluated to determine proper disclosure on form.
Fourth Instance of ESTIMATED_PROPERTY_COST_COMPONENT					
5.6.5	… ☐ **Other:** _____	…/ESTIMATED_PROPERTY_COST_COMPONENT	ProjectedPaymentEstimatedTaxesInsuranceAssessmentComponentType	HomeownersAssociationDues	Represented as "and additional costs" next to **Other**
5.6.5	**In Escrow?**		ProjectedPaymentEscrowedType	NotEscrowed	Because there are more than one Other items, the values for ProjectedPaymentEscrowedType all must be evaluated to determine proper disclosure on form.

MAPPING GUIDANCE

The UCD requires that every property cost component be identified and its escrow status indicated, no matter how many additional cost components there are (beyond property taxes and homeowners' insurance). In cases where additional property cost component must be disclosed in 5.6.5, the data set does not provide a direct way to complete the field. The reason for this is that the information necessary to complete the field requires evaluation of the number of "additional" property cost components and the value provided in *Projected Escrowed Type* for each of the components. There is the choice of three disclosure paths depending on the number of additional components, as described below.

1) No additional property cost components. No additional ESTIMATED_PROPERTY_COST_COMPONENT is delivered and 5.6.5 remains blank.

2) One additional property cost component. One additional ESTIMATED_PROPERTY_COST_COMPONENT is delivered identifying the item. Form-rendering is as follows:
    a. Provide a check in ☐ Other ____
    b. Complete the blank after "Other" with the name of the component
    c. Provide either "YES" or "NO" in the "In Escrow" column based upon how this cost component will be paid
3) More than one additional property cost component. An additional ESTIMATED_PROPERTY_COST_COMPONENT is delivered for each additional item, identifying each item as either "Escrowed" or "NotEscrowed." Form-rendering is as follows:
    a. Provide a check in ☐ Other ____
    b. Complete the blank after "Other" with the name of one of these components (suggestion—use the first one from the UCD file following "HomeownersInsurance")
    c. Add the boilerplate text, "*and additional costs*"
    d. Evaluate the values provided in ProjectedPaymentEscrowedType for each additional property component. Three results are possible:
        i. All the additional items are escrowed. If so, provide "YES" in the "In Escrow" column
        ii. None of the additional items are escrowed. If so, provide "NO" in the "In Escrow" column
        iii. Some of the additional items are escrowed, and some are not. If so, provide "SOME" in the "In Escrow" column. (Note that the value of "SOME" is not valid for just one property cost component, and so should not be used in the UCD file.)

FOR MORE INFORMATION

5.1 Reg §1026.38(c), pp. 80121, 80351, 80004-5; Cross reference to §1026.37(c), pp. 80114, 80337, 79932-4.

5.2 Reg §1026.38(c)(1), pp. 80121, 80351; Cross reference to §1026.37(c)(1) pp. 80115, 79932-42; (c)(3)(i) and (ii) pp. 80115, 80337.

5.3 Reg §1026.38(c)(1)(i), pp. 80121, 80351, 80004-5; Cross reference to §1026.37(c)(1) pp. 79935, 80334, 80337-80338; (c)(2), p. 80115.

5.4 Reg §1026.38(c)(1)(i) and (ii), p. 80121; §1026.37(c)(2)(iii) pp. 80115, 80340.

5.5 Reg §1026.38(c)(1), pp. 80121, 80351; Cross reference to §1026.37(c)(1), (c)(2), (c)(3), pp. 80115, 80337, 79932-42.

5.6 Reg §1026.38(c), p. 80004; Cross reference to §1026.37(c)(4) p. 80115; (c)(4)(ii) p. 79946-49; (c)(4)(iv), p. 80340; (c)(5), pp. 80115-80116.

6.0 COSTS AT CLOSING

The **Costs at Closing** table is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 6.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
6.0	Costs at Closing	•	•		Adds designation From/To Borrower

The **Costs at Closing** table is a snapshot of the amount of funds the borrower(s) either:

1) Will need to bring to the table at closing to complete the transaction or
2) Will receive at closing upon completion of the transaction.

All the amounts shown in the **Costs at Closing** table are values calculated in other locations within the **Closing Disclosure**. See **MAPPING GUIDANCE** below.

6.0 Costs at Closing		
6.1 **Closing Costs**	6.1.1 $9,712.10	Includes 6.1.2 $4,694.05 in Loan Costs + 6.1.3 $5,018.05 in Other Costs – 6.1.4 $0 in Lender Credits. *See page 2 for details.*
6.2 **Cash to Close**	6.2.1 $14,147.26	Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*

Figure 92. Costs At Closing Table - Purchase

6.1 CLOSING COSTS

The **Closing Costs** amounts are presented on the form as illustrated in the following figure. The data points used to provide this information are shown in the table below.

6.0 Costs at Closing		
6.1 Closing Costs	6.1.1 $9,712.10	Includes 6.1.2 **$4,694.05** in Loan Costs + 6.1.3 **$5,018.05** in Other Costs – 6.1.4 **$0** in Lender Credits. *See page 2 for details.*
6.2 Cash to Close	6.2.1 $14,147.26	Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*

Figure 93. Closing Costs

Closing Costs SUPPORTING UCD DATA POINTS					
Form Field ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point Name	Sample XML Value	Notes
First Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
6.1.1	Closing Costs (amount)	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC	IntegratedDisclosureSectionTotalAmount	9712.10	Represented on form as $9,712.10

Closing Costs SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
6.1	**Closing Costs**	_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionType	TotalClosingCosts	Represented on form as "Closing Costs"
6.1.4	___ in Lender Credits	…./INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSubsectionType	LenderCredits	Represented on from as "in Lender Credits"
6.1.4	**…in Lender Credits**	…/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	0.00	If the amount of lender credits is zero, the data point must still be delivered with "0".
Second Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
6.1.2	___ in Loan Costs	…/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	4694.05	Represented on form as $4,694.05.
6.1.2	**… in Loan Costs**		IntegratedDisclosureSectionType	TotalLoanCosts	Represented on form as "in Loan Costs"
Third Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
6.1.3	___ in Other Costs	…/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	5018.05	Represented on form as $5,018.05
6.1.3	**… in Other Costs**		IntegratedDisclosureSectionType	TotalOtherCosts	Represented on form as "in Other Costs"

MAPPING GUIDANCE

- *INTEGRATED DISCLOSURE SECTION SUMMARY* repeats three times in order to represent the totals that are contained in row 6.1 of the **Closing Costs** table. 6.1.1 **Closing Costs**, 6.2.3 **Loan Costs**, and 6.1.3 **Other Costs** amounts are represented by the *Integrated Disclosure Section Total Amount* qualified by the data point *Integrated Disclosure Section Type* using the applicable enumerations. **Lender Credits** is a subsection of **Total Closing Costs**. For this reason, it is in the same *INTEGRATED DISCLOSURE SECTION SUMMARY* Container
- 6.1 | 6.1.1 **Closing Costs** - even though the same data points are used for 9.1 | 9.1.1 J. TOTAL CLOSING COSTS (Borrower-Paid), they appear only once in the XML file.
- 6.1.2 **Loan Costs -** even though the same data points are used for 7.8 | 7.8.1 D. TOTAL LOAN COSTS (Borrower-Paid), they appear only once in the XML file.

- 6.1.3 **Other Costs** even though the same data points are used for 8.18 | 8.18.1 I. TOTAL OTHER COSTS (Borrower-Paid), they appear only once in the XML file.
- 6.1.4 **Lender Credits** - even though the same data points are used for 9.3 | 9.3.2 Lender Credits, they appear only once in the XML file.
- See UCD I-Guide section V. Consolidated Mapping Guidance entries for Calculating Cash to Close Table, Document-Specific Data, Repeatable Containers and Sections and Subsections.

6.2 CASH TO CLOSE

The representation on the **Closing Disclosure** of row 6.2 **Cash to Close** varies depending on whether the transaction is a purchase or non-seller transaction. However, the data points used to provide the information are the same as shown in the table below.

6.2.1 PURCHASE TRANSACTION

The following figure illustrates row 6.2 **Cash to Close** for a purchase transaction (*Loan Purpose Type = "Purchase"*) where cash is due **from** the borrower(s). The data points providing 6.2.1 **Cash to Close** amount are shown in the table below.

6.0 Costs at Closing		
6.1 **Closing Costs**	6.1.1 $9,712.10	Includes 6.1.2 $4,694.05 in Loan Costs + 6.1.3 $5,018.05 in Other Costs – 6.1.4 $0 in Lender Credits. *See page 2 for details.*
6.2 **Cash to Close**	6.2.1 **$14,147.26**	Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*

Figure 94. Cash to Close for a Purchase Transaction – Cash from Borrower

Cash to Close for a Purchase Transaction – Cash from Borrower SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
6.2.1	**Cash to Close**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL	CashFromBorrowerAtClosingAmount	14147.26	▪ Used only when cash is due from borrower(s) ▪ Represented on form as $14, 147.27.

MAPPING GUIDANCE

6.2.1 **Cash to Close** amount is not considered to be Document Specific and is located within the *CLOSING INFORMATION DETAIL* container using either the *Cash From Borrower At Closing Amount* or the *Cash To Borrower At Closing Amount* data points.

6.2.2 NON-SELLER TRANSACTION

The following figure illustrates row 6.2 **Cash to Close** for a non-seller transaction (*Loan Purpose Type ≠ "Purchase"*) where cash is due **to** the borrower(s). The data points providing 6.2.1 **Cash to Close** amount and 6.2.2 ☑To Borrower are shown in the table below.

6.0 Costs at Closing		
6.1 **Closing Costs**	6.1.1 $9,712.10	Includes 6.1.2 $4,694.05 in Loan Costs + 6.1.3 $5,018.05 in Other Costs – 6.1.4 $0 in Lender Credits *See page 2 for details.*
6.2 **Cash to Close**	6.2.1 **$14,147.26**	Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.* 6.2.2 ☐From ☑To Borrower

Figure 95. Cash to Close for a Non-Seller Transaction – Cash to Borrower

Cash to Close for a Non-Seller Transaction – Cash to Borrower SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
6.2.1 6.2.2	**Cash to Close** ☐From ☐To Borrower	.../DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL	CashToBorrowerAtClosingAmount	14147.26	▪ Used only when cash is due to borrower(s) ▪ Represented on form as $14,147.26 and ☑To Borrower

MAPPING GUIDANCE

- Note that if cash were due from the borrower at closing, the data point *Cash From Borrower At Closing Amount* would be used instead.
- See UCD I-Guide section V. Consolidated Mapping Guidance entry for Calculating Cash to Close Table.

FOR MORE INFORMATION

6.1 Reg §1026.38(d), pp. 80121, 80005; Cross reference to §1026.37(d) pp. 80116, 79949.

6.2 Reg §1026.38(d), (d)(2), (e), pp. 80121, 80352, 80005; Cross reference to §1026.37(d) pp. 80116, 79949.

7.0 - 9.0 CLOSING COST DETAILS

For the **Closing Disclosure**, closing costs are defined as the costs for both the borrower and seller (when a seller is part of the transaction) related to the consummation of the credit transaction and the closing of the real estate transaction. Page 2 of the **Closing Disclosure**, **Closing Cost Details,** divides the closing costs into three identically formatted tables (7.0, 8.0, 9.0). These tables are included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Sections 7.0 – 9.0 CLOSING COST DETAILS

Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
7.0	Loan Costs Table (A – D)	•	•	Seller-Paid Cols	Borrower, Paid By Others Cols
8.0	Other Costs Table (E – I)	•	•	Seller-Paid Cols	Borrower, Paid By Others Cols
9.0	J. Total Closing Costs Table	•	•	Seller-Paid Cols	Borrower, Paid By Others Cols

7.0 Loan Costs	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
7.1 **A. Origination Charges**	7.1.1 $1,802.00				
01 7.2.1 0.25% of Loan Amount 7.2 (Points)	7.2.2 $405.00	7.2.3	7.2.4	7.2.5	7.2.6
7.4 **B. Services Borrower Did Not Shop For**	7.4.1 $236.55				
01 7.5 Appraisal Fee 7.5.1 to John Smith Appraisers	7.5.2↓	7.5.3↓	7.5.4↓	7.5.5↓	7.5.6↓ $405.00
7.6 **C. Services Borrower Did Shop For**	7.6.1 $2,655.50				
01 7.7↓Pest Inspection Fee 7.7.1↓ to Pests Co.	7.7.2↓ $120.50	7.7.3↓	7.7.4↓	7.7.5↓	7.7.6↓
7.8 **D. TOTAL LOAN COSTS (Borrower-Paid)**	7.8.1 $4,694.05				
7.9 Loan Cost Subtotals (A + B + C)	7.9.2 $4,664.25	7.9.3 $29.80			
8.0 Other Costs					
8.1 **E. Taxes and Other Government Fees**	8.1.1 $85.00				
018.2 Recording Fees Deed: 8.2.1 $40.00 Mortgage:	8.2.2 $40.00	8.2.3	8.2.4	8.2.5	8.2.6
8.4 **F. Prepaids**	8.4.1 $2,229.80				
018.5 Homeowner's Ins Premium (12 mo.) to Ins Co 8.5.1	8.5.2 $1,209.96	8.5.3	8.5.4	8.5.5	8.5.6
8.10 **G. Initial Escrow Payment at Closing**	8.10.1 $630.25				
018.11 Homeowner's Ins ($100.83 per month for 2 mo.) 8.11.1	8.11.2 $201.66		8.11.4		8.11.6
8.16 **H. Other**	8.16.1 $1,650.00				
018. 17 HOA Special Assessment to HOA Acre Inc. 8.17.1	8.17.2 $500.00	8.17.3	8.17.4	8.17.5	8.17.6
8.18 **I. TOTAL OTHER COSTS (Borrower-Paid)**	8.18.1 $4,595.05				
8.19 Other Cost Subtotals (E + F + G + H)	8.19.2 $4,268.05	8.19.3			
9.1 **J. TOTAL CLOSING COSTS (Borrower-Paid)**	9.1.1 $10,197.10				
9.2 **Closing Costs Subtotals (D + I)**	9.2.2 $10,167.30	9.2.3 $29.80	9.2.4 $12,800.00	9.2.5 $750.00	9.2.6 $405
9.3 Lender Credits 9.3.1 (Includes $0 credit for tolerance cure)	9.3.2 0				

Figure 96. Closing Cost Details Tables.

TABLE FORMAT

TABLES AND CATEGORIES

7.0 **Loan Costs** table organizes the charges into three categories: A. Origination Charges, B. Services the Borrower Did Not Shop For, and C. Services the Borrower Did Shop For. The last two rows of the table provide D. Borrower-Paid loan cost totals and sub-totals.

8.0 **Other Costs** table organizes the charges into four categories: E. Taxes and Other Government Fees, F. Prepaids, G. Initial Escrow Payment at Closing, and H. Other. The last two rows of the table provide I. Borrower-Paid other cost totals and sub-totals.

9.0 **Total Closing Costs** table provides J. Borrower-Paid closing cost totals and subtotals, subtotals of the fees paid by the seller and third parties, and the amount of lender credit applied to reduce the total charges to the borrower.

COLUMN DESCRIPTIONS

The first column on the left describes the table's headings and line items.

For each line item included under the three categories identified above, the amount of the line item paid by the Borrower, Seller, or Others is disclosed. If the Borrower or Seller is paying any part of the fee, the amount is further broken out as being paid "At Closing" or "Before Closing". This is reflected in the five columns next to the line item description.

ROW DESCRIPTIONS

INDIVIDUAL LINE ITEMS - The rows in the tables represent individual line items, subtotals, and totals. In the figure above, although only one line item is illustrated, each category could have many line items.

CATEGORY SUBTOTALS AND TABLE TOTALS - Line items shaded in gray indicate Borrower-Paid subtotals for the associated category (7.1.1, 7.4.1, 7.6.1 and 8.1.1, 8.4.1, 8.10.1, 8.16.1), and the associated table (7.8.1, 8.18.1 and 9.1.1). Note that for these subtotals, the line items sum up, not down.

PAYEE SUBTOTALS - The Borrower-Paid subtotals disclosed in the gray-shaded row are further broken out in the next row by whether the payment was made At Closing (7.9.2 and 8.19.2) or Before Closing (7.9.3 and 8.19.3). The **Seller-Paid** subtotals are also broken out by whether the payment was made **At Closing** (9.2.4) or **Before Closing** (9.2.5). Any amounts **Paid by Others** are also subtotaled here (9.2.6), without regard to when paid. For these subtotals, the line items sum down.

LENDER CREDITS – Any credits against the total closing costs provided by the lender are shown immediately below the Borrower subtotals. The line item description should include the portion of the **Lender Credit** amount required as a tolerance cure (9.3.1). The total **Lender Credit** amount is to be represented as a negative value in the **Borrower-Paid At Closing** column (9.3.2).

The next three sections provide guidance on the mapping to 7.0 – 9.0.

7.0 LOAN COSTS TABLE

The first half of the **Closing Cost Details** page contains the **Loan Cost**s table shown in the figure below. The **Loan Costs** table reflects the costs related to credit and underwriting approval and required property-related fees. As shown in the following figure the **Loan Costs** table is organized into three categories:

7.1 A. **Origination Charges** - includes all charges the borrower(s) or others paid to the lender and any loan originator for originating and extending the credit.

7.4 B. **Services Borrower Did Not Shop For** - provides an itemization of the services and corresponding costs that were required by the lender and provided by persons or entities other than the creditor or mortgage broker, for which the consumer could not or did not shop.

7.6 C. **Services Borrower Did Shop For -** itemizes services that the lender requires in connection with the loan for which the borrower(s) may shop.

7.9 D. TOTAL **LOAN COSTS** (Borrower-Paid) - adds together and subtotals all line item amounts designated as **Borrower-Paid At** or **Before Closing**. The total Borrower-Paid amount is equal to the sum of the category **Borrower-Paid** subtotals.

Loan Costs	7.0	**Borrower-Paid**		**Seller-Paid**		**Paid by Others**
		At Closing	Before Closing	At Closing	Before Closing	
7.1 **A. Origination Charges**		7.1.1 **$1,802.00**				
01 7.2.1 **0.25**% of Loan Amount 7.2 (Points)		7.2.2 **$405.00**	7.2.3	7.2.4	7.2.5	7.2.6
02 7.3 **Loan Originator Compensation to TPO, Ltd.**7.3.1 ↓		7.3.2↓	7.3.3↓	7.3.4↓	7.3.5↓	7.3.6 ↓ **(L)$1,215.00**
03 **Borrower Application Fee**		**$300.00**				
04 **Underwriting Fee**		**$1,097.00**				
7.4 **B. Services Borrower Did Not Shop For**		7.4.1 **$236.55**				
01 7.5 ↓ **Appraisal Fee** 7.5.1 ↓	**to John Smith Appraisers Inc.**	7.5.2 ↓	7.5.3 ↓	7.5.4 ↓	7.5.5 ↓	7.5.6 **(L)$405.00** ↓
02 **Credit Report Fee**	**to Information, Inc.**		**$29.80**			
03 **Flood Determination Fee**	**to Info Co.**	**$20.00**				
04 **Flood Monitoring Fee**	**to Info Co.**	**$31.75**				
05 **Tax Monitoring Fee**	**to Info Co.**	**$75.00**				
06 **Tax Status Research Fee**	**to Info Co.**	**$80.00**				
7.6 **C. Services Borrower Did Shop For**		7.6.1 **$2,655.50**				
01 7.7↓**Pest Inspection Fee** 7.7.1↓	**to Pests Co.**	7.7.2↓ **$120.50**	7.7.3↓	7.7.4↓	7.7.5↓	7.7.6↓
02 **Survey Fee**	**to Surveys Co.**	**$85.00**				
03 **Title–Insurance Binder**	**to Epsilon Title Co.**	**$650.00**				
04 **Title–Lender's Title Insurance (optional)**	**to Epsilon Title Co.**	**$500.00**				
05 **Title–Settlement Agent Fee**	**to Epsilon Title Co.**	**$500.00**				
06 **Title–Title Search**	**to Epsilon Title Co.**	**$800.00**				
7.8 **D. TOTAL LOAN COSTS (Borrower-Paid)**		7.8.1 **$4,694.05**				
7.9 Loan Cost Subtotals (A + B + C)		7.9.2 **$4,664.25**	7.9.3 **$29.80**			

Figure 97. Closing Cost Details – Loan Costs Table

LOAN COSTS TABLE CATEGORY HEADINGS AND SUBTOTALS

The data points used to provide category and table headings and subtotals are shown in the figure and table below.

Loan Costs	7.0	Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
7.1 A. Origination Charges		7.1.1 $1,802.00				
07						
08						
7.4 B. Services Borrower Did Not Shop For		7.4.1 $236.55				
09						
10						
7.6 C. Services Borrower Did Shop For		7.6.1 $2,655.50				
07						
08						
7.8 D. TOTAL LOAN COSTS (Borrower-Paid)		7.8.1 $4,694.05				
7.9 Loan Cost Subtotals (A + B + C)		7.9.2 $4,664.25	7.9.3 $29.80			

Figure 98. Loan Costs Table Totals and Subtotals

Loan Costs Table Totals and Subtotals SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
7.1.1	**A. Origination Charges – Borrower-Paid** ($)	…DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	1802.00	▪ Provide a value of "0.00" if there are no charges for this category ▪ Represented on form as "$1,802.00"
7.1	**A. Origination Charges**		IntegratedDisclosureSectionType	OriginationCharges	Represented on form as "A. Origination Charges"
Second Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
7.4.1	**B. Services Borrower Did Not Shop For – Borrower Paid** ($)	…/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	236.55	▪ Provide a value of "0.00" if there are no charges for this category ▪ Represented on form as "$236.55"
7.4	**B. Services Borrower Did Not Shop For**		IntegratedDisclosureSectionType	ServicesBorrowerDidNotShopFor	Represented on form as "B. Services Borrower Did Not Shop For"
Third Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					

Loan Costs Table Totals and Subtotals SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
7.6.1	**C. Servicers Borrower Did Shop For – Borrower Paid** ($)	…./INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	2655.50	▪ Provide a value of "0.00" if there are no charges for this category ▪ Represented on form as "$2,655.50"
7.6	**C. Servicers Borrower Did Shop For**		IntegratedDisclosureSectionType	ServicesBorrowerDidShopFor	Represented on form as "C. Services Borrower Did Shop For"
Fourth Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
7.8.1	**D. TOTAL LOAN COSTS – (Borrower-Paid)** ($)	…/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	4694.05	▪ Provide a value of "0.00" if there are no charges for this category ▪ Represented on form as "$4,694.05" ▪ Should equal the sum of the subtotals for each **Loan Costs** category
7.8	**D. TOTAL LOAN COSTS – (Borrower-Paid)**		IntegratedDisclosureSectionType	TotalLoanCosts	Represented on form as "D. TOTAL LOAN COSTS – (Borrower-Paid)"
7.9	**Loan Costs Subtotals (A + B + C)**		IntegratedDisclosureSubsectionType	LoanCostsSubtotal	Represented on form as "Loan Costs Subtotals (A + B + C)
First Instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
7.9.2	**Borrower-Paid**	…/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaidByType	Buyer	Represented as **Borrower-Paid** heading on form
7.9.2	**Loan Costs Subtotals (A + B + C) Borrower-Paid At Closing** ($)		IntegratedDisclosureSubsectionPaymentAmount	4664.25	Represented on form as "$4,664.25"
7.9.2	**At Closing**		IntegratedDisclosureSubsectionPaymentTimingType	AtClosing	Represented as **At Closing** heading on form
Second Instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
7.9.3	**Borrower-Paid**	…/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOS	IntegratedDisclosureSubsectionPaidByType	Buyer	Represented as **Borrower-Paid** heading on form

Loan Costs Table Totals and Subtotals SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
7.9.3	**Loan Costs Subtotals (A + B + C) Borrower-Paid Before Closing** ($)	URE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	29.80	Represented on form as "$29.80"
7.9.3	**Before Closing**		IntegratedDisclosureSubsectionPaymentTimingType	BeforeClosing	Represented as **Before Closing** heading on form

MAPPING GUIDANCE

- The *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL* container is used to convey totals for all sections and subsections of the form. The sections are identified using the *Integrated Disclosure Section Type* and the subsections are identified using the *Integrated Disclosure Subsection Type.* A value must be present for each gray-barred subtotal / total amount within the **Loan Costs** table. If there are no fees to disclose within the section, zero must be provided as the value. Each has a list of enumerations that correspond to labels for sections and subsections of the form.
- The value of *Integrated Disclosure Section Type* in the *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL* container identifies the **Borrower-Paid** subtotals for the three **Loan Costs** categories **(A, B, C**) and the grand total for all sections **(D)**. *INTEGRATED DISCLOSURE SECTION SUMMARY* repeats for each of the categories and the total. The line items and detail appear in a different part of the model, and so are not grouped with their category headings and totals.
- The **Loan Costs Subtotals (A + B + C)** amounts are qualified by the data point *Integrated Disclosure Subsection Type* which is in the same *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL* container as *Integrated Disclosure Section Type* = "Total Loan Costs".
- Because there are two subtotals, one for the amount the **Borrower(s) Paid At Closing** and on for the amount **Borrower(s) Paid Before Closing,** two instances of the *INTEGRATED DISCLOSURE SUBSECTION PAYMENT* container are required. This container groups the data points representing the payment amount, payer, and timing.
- See UCD I-Guide section V. Consolidated Mapping Guidance entry for Document-Specific Data, Repeatable Containers.

LOAN COSTS TABLE LINE ITEMS

7.2 | 7.3 A. ORIGINATION CHARGES

A. Origination Charges include fees the consumer will pay to each creditor and loan originator for originating and extending credit. **Examples include but are not limited to:** Points charged to reduce the interest rate, application fee, manual and/or automated underwriting fees, processing fee, verification fees, rate lock fee, third-party originator compensation, and loan level pricing adjustment assessed on the lender that is passed on to the borrower. See the enumerations listed for 7.3 *Fee Type* in *Appendices B and I* for the full list of fees that are recommended for this category.

Loan Costs	7.0	Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
7.1 **A. Origination Charges**		7.1.1 **$1,802.00**				
01 7.2.1 **0.25**% of Loan Amount 7.2 (Points)		7.2.2 **$405.00**	7.2.3	7.2.4	7.2.5	7.2.6
02 7.3 **Loan Originator Compensation to TPO, Ltd.**7.3.1 ↓		7.3.2↓	7.3.3↓	7.3.4↓	7.3.5↓	7.3.6 ↓ **(L)$1,215.00**
03 **Borrower Application Fee**		**$300.00**				
04 **Underwriting Fee**		**$1,097.00**				

Figure 99. Loan Costs Table – A. Origination Charge Line Items

All origination charge line items are disclosed according to the following pattern (also illustrated in the figure above.) Loan discount points and third party originator compensation require other data points as discussed below.

1. Identify the origination charge (7.3). Implementers must label the cost using clear and conspicuous terminology describing the service or function paid for.
   a. RELATED GSE-SPECIFIC DATA - The GSE-specific data point *Regulation Z Points And Fees Indicator* must be included for every charge in support of ATR/QM.
2. Determine if the payment was broken out across multiple payors or was paid at different times relative to closing. If paid by one payor at one time, disclose the full amount of the charge in the appropriate column. (7.3.2 – 7.3.6)
3. If the payment was broken out, disclose all payors, their portion of the charge, and at what time they paid it relative to closing.
   a. If the charge was paid by a third party, no timing information is needed. (7.3.6)
   b. If the third party payor is the lender, precede the amount paid by the indicator "(L)" (7.3.6)

LOAN DISCOUNT POINTS

7.2.1 "**___% of Loan Amount** 7.2 **(Points)**" must always be present in the **Loan Costs** table as the first itemized fee. If there are no loan discount points in the transaction, "0" must be disclosed. When loan discount points are included in the transaction, both the percentage of the **Loan Amount** and the calculated dollar amount must be disclosed. **Example:** The preceding figure illustrates that the borrower paid 0.25 percent of the loan amount in points (which was calculated to be $405) at closing (7.2.2).

RELATED GSE-SPECIFIC DATA - When discount points are paid as part of the transaction, up to three additional GSE-Specific data points in support of ATR/QM must also be provided:

- *Regulation Z Excluded Bona Fide Discount Points Indicator* is required, and if it is "true":
  - *Regulation Z Excluded Bona Fide Discount Points Percent* and
  - *Loan Price Quote Interest Rate Percent* must also be included in the UCD XML file.

COMPENSATION OF A THIRD-PARTY LOAN ORIGINATOR

If the lender compensated a third-party loan originator, the name of the loan originator receiving payment must be disclosed, and the amount paid is disclosed under the **Paid by Others** column, along with the indicator "(**L**)". This is the only **Origination Charge** item that requires identification of the party receiving the payment.

The following table shows how the UCD XML file would be populated to support the four example Origination Charge line items illustrated in the figure above. The charges are shown in the order they appear in the figure.

A. Origination Charge Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
FIRST INSTANCE OF FEE					
7.2.1	% **of Loan Amount** (Points)	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeePercentBasisType	OriginalLoanAmount	Needed to support the calculation of the dollar amount
7.2.1	**%** of Loan Amount (Points)		FeeTotalPercent	.2500	▪ Needed to support the calculation of the dollar amount ▪ Represented on form as "0.25%"
7.2	% of Loan Amount **(Points)**		FeeType	LoanDiscountPoints	Represented on form as "(Points)"
7.2	N/A - XML		IntegratedDisclosureSectionType	OriginationCharges	Not Shown
UID 7.069	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
7.2.2	**Borrower-Paid At Closing** ($)	.../FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	405.00	Represented on form as "$405.00"
7.2.2	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented as **Borrower-Paid** heading on form
7.2.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented as **At Closing** heading on form
UID 7.087	N/A – GSE	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEAL	RegulationZExcludedBonaFideDiscountPointsIndicator	true	Not Shown – ATR/QM

A. Origination Charge Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
UID 7.088	N/A - GSE	S/DEAL/LOANS/LOAN/HIGH_COST_MORTGAGES/HIGH_COST_MORTGAGE	RegulationZExcludedBonaFideDiscountPointsPercent	*n.nnnn*	Not Shown – ATR/QM
UID 4.038	N/A - GSE	.../DEAL/LOANS/LOAN/LOAN_PRODUCT/LOAN_PRICE_QUOTES/LOAN_PRICE_QUOTE/LOAN_PRICE_QUOTE_DETAIL	LoanPriceQuoteInterestRatePercent	*n.nnnn*	Not Shown – ATR/QM
SECOND INSTANCE OF FEE					
7.3.1	N/A	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not Shown – ATR/QM
7.3	**Loan Originator Compensation**		FeeType	LoanOriginatorCompensation	Represented on form as "Loan Originator Compensation"
			gse:DisplayLabelText	Loan Originator Compensation	
UID 7.080	N/A - GSE		RegulationZPointsAndFeesIndicator	*Enter value to comply with Reg Z*	Not Shown – ATR/QM
7.3	N/A - XML		IntegratedDisclosureSectionType	OriginationCharges	Not Shown
7.3.1	**Loan Originator Compensation to TPO, Ltd.**	.../FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	TPO, Ltd.	Provided only when lender pays third party compensation
7.3.6	**Paid by Others** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	1215.00	Represented on form as "$1,215.00"
7.3.6	**Paid by Others**		FeePaymentPaidByType	Lender	Represented as "(L)" preceding the payment amount in the Paid by Others column only when the Lender pays
THIRD INSTANCE OF FEE					
7.3		.../DOCUMENT/DEAL_SETS/D	FeeType	ApplicationFee	Represented on form as "Borrower Application Fee"

A. Origination Charge Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
	Borrower Application Fee	EAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	gse:DisplayLabelText	Borrower Application Fee	
7.3	N/A - XML		IntegratedDisclosureSectionType	OriginationCharges	Not Shown
UID 7.080	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
7.3.2	**Borrower-Paid At Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	300.00	Represented on form as "$300.00"
7.3.2	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented as **Borrower-Paid** heading on form
7.3.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented as **At Closing** heading on form
FOURTH INSTANCE OF FEE					
7.3	**Underwriting Fee**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeeType	UnderwritingFee	Represented on form as "Underwriting Fee"
			gse:DisplayLabelText	Underwriting Fee	
7.3	N/A - XML		IntegratedDisclosureSectionType	OriginationCharges	Not Shown
UID 7.080	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
7.3.2	**Borrower-Paid At Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	1097.00	Represented on form as "$1,097.00"
7.3.2	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented as **Borrower-Paid** heading on form
7.3.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented as **At Closing** heading on form

MAPPING GUIDANCE

- FEES - The individual line items (rows) in the **Loan Costs** table are represented using the data points within the *FEE* container structure. This container repeats for each fee disclosed on the form, and groups the data points identifying the fee (*Fee Type, Display Label Text, Integrated Disclosure Section Type,* and *Regulation Z Points And Fees Indicator*), then breaks out the fee payments by the amount, payor and timing relative to closing.
  - *Display Label Text* is included as an attribute of each *Fee Type* and is the actual representation of the Fee Type value.
  - *Integrated Disclosure Section Type* is included with each Fee to tie the associated Fee Type to the proper category of the Closing Disclosure
  - When used, *Fee Paid To Type* qualifies the name of the entity

- FEE PAYMENT AMOUNTS - For each line item, there may be one or more break out amounts detailing when the fee is paid (**At** or **Before Closing**) and by whom (**Borrower, Seller,** or **Others**). This information is included in the *FEE PAYMENT* container, which repeats as applicable for each column of the **Loan Costs** table: **Borrower-Paid (At Closing /Before Closing)**; **Seller-Paid (At Closing / Before Closing);** and **Paid by Others**.). The data point group of *Fee Payment Paid By Type*, *Fee Actual Payment Amount*, and *Fee Payment Paid Outside Closing Indicator* are used together to represent each payment, with the following exception. The **Paid by Others** column does not require disclosure of whether the payment was made **Before** or **At Closing**; therefore, the *Fee Payment Paid Outside of Closing Indicator* is not required.
- *Fee Paid To Type* is used to categorize the entity receiving the payment and to identify Broker or Lender affiliates in support of ATR/QM.
- See UCD I-Guide section V. Consolidated Mapping Guidance entries for Display Label Text, Indicators/Enumerations, Repeatable Containers.

7.5 B. SERVICES BORROWER DID NOT SHOP FOR

All services required by the creditor for which the borrower did not shop are itemized in the **Loan Costs** table. The following figure includes but is not limited to fees for services that may be included in this section. All costs paid to a title company must be represented on the form with the prefix "**Title-**".

7.0 Loan Costs			Borrower-Paid		Seller-Paid		Paid by Others
			At Closing	Before Closing	At Closing	Before Closing	
7.4 B. Services Borrower Did Not Shop For			7.4.1 $236.55				
01 7.5 ↓ Supervisory Appraisal Charge	7.5.1 ↓ to Valuation Mgt.		7.5.2 ↓	7.5.3 ↓	7.5.4 ↓	7.5.5 ↓	7.5.6 ↓ $405.00
02 Credit Report Fee	to Information, Inc.			$29.80			
03 Flood Certification Fee	to Info Co.				$20.00		
04 Homeowner's Assn Cert Fee	to Valuation Mgt.					$150.00	
05 Title-Document Preparation Fee	to Epsilon Title Co.		$80.00				

Figure 100. B. Services Borrower Did Not Shop For Line Items

All line items for Services Borrower Did Not Shop For are disclosed according to the following pattern (also illustrated in the figure above.)

1. Identify the service for which the borrower did not shop (7.5). Implementers must label the cost using clear and conspicuous terminology describing the service or function paid for.
   a. RELATED GSE-SPECIFIC DATA - *Regulation Z Points And Fees Indicator* must be included for every charge in support of ATR/QM.
2. Identify the provider of the service by company name (7.5.1).
   a. *Fee Paid To Type* is used to categorize the entity receiving the payment and to identify Broker or Lender affiliates in support of ATR/QM.
3. Determine if the payment was broken out across multiple payors or was paid at different times relative to closing. If paid by one payor at one time, disclose the full amount of the charge in the appropriate column. (7.5.2 – 7.5.6)

4. If the payment was broken out, disclose all payors, their portion of the charge, and at what time they paid it relative to closing.
   a. If the charge was paid by a third party, no timing information is needed. (7.5.6)
   b. If the third party payor is the lender, precede the amount paid by the indicator "(L)" (7.5.6)

The data points used to provide this information are shown in the table below and are repeated as needed to provide each line item.

Loan Costs Table – B. Services Borrower Did Not Shop For Line Items SUPPORTING DATA POINTS					
Form Field /Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
FIRST INSTANCE OF FEE					
UID 7.073	N/A	…/DOCUMENT/DEAL_SETS/DEA_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not Shown – ATR/QM
7.5	**Supervisory Appraisal Charge**		FeeType	AppraisalManagementCompanyFee	Represented on form as "Supervisory Appraisal Charge"
			gse:DisplayLabelText	Supervisory Appraisal Charge	
7.5	N/A - XML		IntegratedDisclosureSectionType	ServicesBorrowerDidNotShopFor	Not Shown
UID 7.070	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
7.5.1	Supervisory Appraisal Charge **to Valuation Mgt.**	…/FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Valuation Mgt	Company name of service provider
7.5.6	**Paid by Others**	…/FEE/FEE_PAYMENTS/FEE_PAYMENT	FeePaymentPaidByType	ThirdParty	Represented as **Paid by Others** heading on form
7.5.6	**Paid by Others** ($)		FeeActualPaymentAmount	405.00	Represented as "$405.00" on form
SECOND INSTANCE OF FEE					
UID 7.073	N/A	…/DOCUMENT/DEAL_SETS/DEA_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not Shown – ATR/QM
7.5	**Credit Report Fee**		FeeType	CreditReportFee	Represented on form as "Credit Report Fee"
			gse:DisplayLabelText	Credit Report Fee	
7.5	N/A – XML		IntegratedDisclosureSectionType	ServicesBorrowerDidNotShopFor	Not Shown
UID 7.070	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
7.5.1	Credit Report Fee **to Information, Inc.**	…/FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Information, Inc.	Company name of service provider

Loan Costs Table – B. Services Borrower Did Not Shop For Line Items SUPPORTING DATA POINTS					
Form Field /Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
7.5.3	**Borrower-Paid Before Closing** ($)	…/FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	29.80	Represented as "$29.80" on form
7.5.3	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented as **Borrower-Paid** heading on form
7.5.3	**Before Closing**		FeePaymentPaidOutsideOfClosingIndicator	true	Represented as **Before Closing** heading on form
THIRD INSTANCE OF FEE					
UID 7.073	N/A	…/DOCUMENT/DEAL_SETS/DEA_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not Shown – ATR/QM
7.5	**Flood Certification Fee**		FeeType	FloodCertification	Represented on form as Flood Certification Fee
			gse:DisplayLabelText	Flood Certification Fee	
7.5	N/A – XML		IntegratedDisclosureSectionType	ServicesBorrowerDidNotShopFor	Not Shown
UID 7.070	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
7.5.1	Flood Certification Fee **to Info Co.**	…/FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Info Co.	Company name of service provider
7.5.4	**Seller-Paid At Closing** ($)	…/FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	20.00	Represented as "$20.00" on form
7.5.4	**Seller-Paid**		FeePaymentPaidByType	Seller	Represented as **Seller-Paid** heading on form
7.5.4	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented as **At Closing** heading on form
FOURTH INSTANCE OF FEE					
UID 7.073	N/A	…/DOCUMENT/DEAL_SETS/DEA_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not Shown – ATR/QM
7.5	N/A - XML		FeeType	Other	Not Shown – Enables enumerations not in the MISMO v3.3.0 Data Dictionary to be used
7.5	**Homeowner's Assn Cert Fee**		FeeTypeOtherDescription	HomeownersAssociationCertificationFee	Represented on form as "Homeowner's Association Cert Fee"
			gse:DisplayLabelText	Homeowner's Assn Cert Fee	

Loan Costs Table – B. Services Borrower Did Not Shop For Line Items SUPPORTING DATA POINTS					
Form Field /Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
7.5	N/A - XML		IntegratedDisclosureSectionType	ServicesBorrowerDidNotShopFor	Not Shown
UID 7.070	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
7.5.1	Homeowner's Assn Cert Fee **to Valuation Mgt**	.../FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Valuation Mgt	Company name of service provider
7.5.5	**Seller-Paid Before Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	150.00	Represented on form as "$150.00"
7.5.5	**Seller-Paid**		FeePaymentPaidByType	Seller	Represented as **Seller-Paid** heading on form
7.5.5	**Before Closing**		FeePaymentPaidOutsideOfClosingIndicator	true	Represented as **Before Closing** heading n form
FIFTH INSTANCE OF FEE					
UID 7.073	N/A	.../DOCUMENT/DEAL_SETS/DEA_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeePaidToType	ThirdParty	Not Shown – ATR/QM
7.5	**Title-Document Preparation Fee**		FeeType	TitleDocumentPreparationFee	Represented on form as "Title-Document Preparation Fee"
			gse:DisplayLabelText	Title-Document Preparation Fee	
7.5	N/A - XML		IntegratedDisclosureSectionType	ServicesBorrowerDidNotShopFor	Not Shown
UID 7.070	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
7.5.1	Title-Document Preparation Fee **to Epsilon Title Co.**	.../FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Epsilon Title Co.	Company name of service provider
7.5.4	**Borrower-Paid At Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	80.00	Represented as "$80.00" on form
7.5.4	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented as **Borrower-Paid** heading on form
7.5.4	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented as **At Closing** heading on form

MAPPING GUIDANCE

- See explanation of *FEE* structure in *Error! Reference source not found.* under Origination Charges line items.

- See UCD I-Guide section V. Consolidated Mapping Guidance entries for Display Label Text, Indicators/Enumerations, Repeatable Containers.

7.7 C. SERVICES BORROWER DID SHOP FOR

All services required by the creditor that the borrower did shop for are itemized in this section of the **Loan Costs** table as illustrated in the following figure. Examples of **Services Borrower Did Shop For** include pest inspection fee, survey fee, title closing agent fee, and title closing protection letter fee. The data points used to provide this information are shown in the table below and are repeated as needed for each line item.

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
7.1 A. Origination Charges	7.1.1 $1,802.00				
7.4 B. Services Borrower Did Not Shop For	7.4.1 $236.55				
7.6 C. Services Borrower Did Shop For	7.6.1 $620.50				
01 7.7↓Pest Inspection Fee 7.7.1↓ to Pests Co.	7.7.2↓ $120.50	7.7.3↓	7.7.4↓	7.7.5↓	7.7.6↓
02 Title–Lender's Coverage Premium to Epsilon Title Co. (optional)		$500.00			

Figure 101. Loan Costs Table – Services Borrower Did Shop For Line Items

All line items for Services Borrower Did Shop For are disclosed according to the following pattern (also illustrated in the figure above.)

1. Identify the service the borrower shopped for (7.7). Implementer must label the cost using clear and conspicuous terminology describing the service or function paid for.
    a. All costs paid to a title company must be represented on the form with the prefix "**Title-**".
    b. RELATED GSE-SPECIFIC DATA - *Regulation Z Points And Fees Indicator* must be included for every charge in support of ATR/QM.
2. Identify the provider of the service by company name (7.7.1)
    a. *Fee Paid To Type* is used to categorize the entity receiving the payment and to identify Broker or Lender affiliates in support of ATR/QM.
3. Determine if the payment was broken out across multiple payors or was paid at different times relative to closing. If paid by one payor at one time, disclose the full amount of the charge in the appropriate column. (7.7.2 – 7.7.6)
4. If the payment was broken out, disclose all payors, their portion of the charge, and at what time they paid it relative to closing.
    a. If the charge was paid by a third party, no timing information is needed. (7.7.6)
    b. If the third party payor is the lender, precede the amount paid by the indicator "(L)" (7.7.6)

The data points used to provide this information are shown in the table below and are repeated as needed to provide each line item.

Loan Costs Table – Services Borrower Did Shop For Line Items SUPPORTING DATA POINTS					
Form Field /Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
FIRST INSTANCE OF FEE					
UID 7.074	N/A	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeePaidToType	Other	Not Shown – ATR/QM
UID 7.110	N/A		FeePaidToTypeOtherDescription	LenderAffiliate	
7.7	**Pest Inspection Fee**		FeeType	PestInspectionFee	Represented on form as "Pest Inspection Fee"
			gse:DisplayLabelText	Pest Inspection Fee	
7.7	N/A – XML		IntegratedDisclosureSectionType	ServicesBorrowerDidShopFor	
UID 7.071	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
7.7.1	Pest Inspection Fee **to Pests Co.**	…/FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Pests Co.	Company name of service provider
7.7.2	**Borrower-Paid At Closing** ($)	…/FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	120.50	Represented on form as "120.50"
7.7.2	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented ono form as **Borrower-Paid** heading
7.7.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented as **At Closing** heading on form
SECOND INSTANCE OF FEE					
UID 7.074	N/A	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not Shown – ATR/QM
7.7	**Title-Lender's Coverage Premium**		FeeType	TitleLendersCoveragePremium	Represented on form as "Title- Lenders Coverage Premium"
			DisplayLabelTex	Title-Lender's Coverage Premium	
7.7	N/A - XML		IntegratedDisclosureSectionType	ServicesBorrowerDidShopFor	
UID 7.071	N/A - GSE		RegulationZPointsAndFeesIndicator	True	Not Shown – ATR/QM
7.7.1	Title-Lender's Coverage Premium **to Epsilon Title Co.**	…/FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Epsilon Title Co	Company name of service provider
7.7.2	**Borrower-Paid Before Closing** ($)	…/FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	500.00	Represented on form as "$500.00"
7.7.2	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented as **Borrower-Paid** heading on form

Loan Costs Table – Services Borrower Did Shop For Line Items SUPPORTING DATA POINTS					
Form Field /Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
7.7.2	**Before Closing**		FeePaymentPaidOutsideOfClosingIndicator	true	Represented as **Before Closing** heading on form

MAPPING GUIDANCE

- See explanation of *FEE* structure in *Error! Reference source not found.* under Origination Charges line items.
- All title-related enumerations for *Fee Type* begin with "Title-" in MISMO v3.3.0.
- See UCD I-Guide section V. Consolidated Mapping Guidance entries for Display Label Text, Indicators/Enumerations, Repeatable Containers.

FOR MORE INFORMATION

7.1 | 7.4 | 7.6 | 7.8 | 7.9 Reg §1026.38(f)(4) and (5), pp. 80122-3, 80352-3, 80008-11; Cross reference to §1026.37(f)(4) and (5) pp. 80116, 80341, 79951-7.

7.3 Reg §1026.38(f)(1), pp. 80122, 80352-53, 80008-10; Cross reference to §1026.37(f)(1) pp. 80116, 80341, 79952-56.

7.5 Reg §1026.38(f)(2), pp. 80122, 80353, 80010; Cross reference to §1026.37(f)(2) pp. 80116, 80341, 79956-57.

7.7 Reg §1026.38(f)(3), pp. 80122, 80353, 80010-11; cross reference §1026.37(f)(3) pp. 80116, 80342, 79956-57.

8.0 OTHER COSTS TABLE

The second half of the **Closing Cost Details** page contains the **Other Cost**s table shown in the figure below. The **Other Costs** itemizes all other fees or required payments not otherwise disclosed in the **Loan Costs** table, organized into the following categories:

8.1 **E. Taxes and Other Government Fees** - discloses taxes and other government fees for recording of documents and transfer taxes assessed against the purchase price of a real estate contract or the loan amount.

8.4 **F. Prepaids** - itemizes the amounts to be paid in advance of the first scheduled payment, and the subtotal of all such amounts. Prepaid charges for real estate property taxes, insurance premiums, and other items that must be paid to insure the property or satisfy real estate tax obligations, as well as other charges that must be satisfied before consummation of the transaction (such as prepaid interest to the lender) are included in this section.

8.10 **G. Initial Escrow Payments at Closing** - itemizes the amounts that the lender will require to be placed into a reserve or escrow account at consummation to be applied to future recurring periodic charges for **Homeowner's** and other property **Insurance** as required, **Mortgage Insurance**, **Property Taxes**, homeowner's association dues, condominium dues, and other periodic charges.

8.16 **H. Other** – itemizes fees not captured in any other section of **Closing Cost Details,** including services the borrower chose to add and seller-specific closing costs when a seller is part of the transaction**.**

8.18 **I. TOTAL OTHER COSTS** (Borrower-Paid) - adds together and subtotals all line item amounts designated as **Borrower-Paid At** or **Before Closing**. The total Borrower-Paid amount is equal to the sum of the category **Borrower-Paid** subtotals.

	Borrower-Paid		Seller-Paid		Paid by Others
8.0 Other Costs	**At Closing**	**Before Closing**	**At Closing**	**Before Closing**	
8.1 **E. Taxes and Other Government Fees**	8.1.1 **$985.00**				
018.2 Recording Fees 8.2 Deed: 8.2.1 **$40.00** 8.2 Mortgage: 8.2.1 **$45.00**	8.2.2 **$85.00**	8.2.3	8.2.4	8.2.5	8.2.6
028.3 Transfer taxes to 8.3.1 **State of Maryland**	8.3.2↓	8.3.3↓	8.3.4↓ **$950.00**	8.3.5↓	8.3.6↓
038.3 Transfer taxes to 8.3.1 **Montgomery County** 8.3.1	**$900.00**				
8.4 **F. Prepaids**	8.4.1 **$1,598.00**				
018.5 Homeowner's Insurance Premium 8.5.1 (**12** mo.) to **Insurance Co**	8.5.2	8.5.3 **$1,209.96**	8.5.4	8.5.5	8.5.6
028.6 Mortgage Insurance Premium 8.6.1 (**1** mo.) to **MI Co.**	8.6.2 **$109.00**	8.6.3	8.6.4	8.6.5	8.6.6
038.7 Prepaid Interest 8.7.1 (**$17.44** per day from **4/15/14 to 4/30/14**)	8.7.2 **$279.04**	8.7.3	8.7.4	8.7.5	8.7.6
048.8 Property Taxes 8.8.1 (**6** mo.) to **Any County USA**	8.8.2	8.8.3	8.8.4	8.8.5 **$631.80**	8.8.6
058.9↓ 8.9.1↓	8.9.2↓	8.9.3↓	8.9.4↓	8.9.5↓	8.9.6↓
8.10 **G. Initial Escrow Payment at Closing**	8.10.1 **$619.65**				
018.11 Homeowner's Insurance 8.11.1 (**$100.83** per month for **2** mo.)	8.11.2 **$201.66**		8.11.4		8.11.6
028.12 Mortgage Insurance 8.12.1 (**$109.00** per month for **2** mo.)	8.12.2 **$218.00**		8.12.4		8.12.6

038.13 Property Taxes 8.13.1 ($105.30 per month for 2 mo.)	8.13.2		8.13.4 $210.60		8.13.6
048.14↓Condominium Dues 8.14.1 ($50.00 per month for 4 mos.)	8.14.2↓$200.00		8.14.4↓		8.14.6↓
088.15 Aggregate Adjustment	8.15.2 (-$0.01)				
8.16 H. Other	8.16.1 $1,650.00				
018. 17↓ HOA Special Assessment 8.17.1↓to HOA Acre Inc.	8.17.2↓ $500.00	8.17.3↓	8.17.4↓	8.17.5↓	8.17.6↓
02 Home Inspection Fee to HOA Acre Inc.	$150.00				
03 Home Warranty Fee to Engineers Inc.				$750.00	
04 Mold Inspection to Inspector Inc.			$450.00		
05 Real Estate Commission (Listing) to Alpha Real Estate Broker			$5,700.00		
06 Real Estate Commission (Selling) to Omega Real Estate Broker			$5,700.00		
07 Title – Owner's Title Insurance (optional) to Epsilon Title Co.	$1,000.00				
8.18 I. TOTAL OTHER COSTS (Borrower-Paid)	8.18.1 $4,852.65				
8.19 Other Costs Subtotals (E + F + G + H) 8.19.1	8.19.2 $3,642.69	8.19.3$1,209.96			

Figure 102. Closing Cost Details - Other Costs Table

8.1 | 8.4 | 8.10 | 8.16 | 8.18 | 8.19 OTHER COSTS TABLE CATEGORY HEADINGS AND SUBTOTALS

The data points used to provide category and table headings and subtotals are shown in the figure and table below.

8.0 Other Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
8.1 E. Taxes and Other Government Fees	8.1.1 $985.00				
8.4 F. Prepaids	8.4.1 $1,598.00				
8.10 G. Initial Escrow Payment at Closing	8.10.1 $619.65				
8.16 H. Other	8.16.1 $1,650.00				
8.18 I. TOTAL OTHER COSTS (Borrower-Paid)	8.18.1 $4,852.65				
8.19 Other Costs Subtotals (E + F + G + H)	8.19.2 $3,642.69	8.19.3 $1,209.96			

Figure 103. Other Costs Table Totals and Subtotals

Other Costs Table Totals and Subtotals SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
8.1.1	**E. Taxes and Other Government Fees – Borrower-Paid** ($)	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSU	IntegratedDisclosureSectionTotalAmount	985.00	▪ Provide a value of "0.00" if there are no charges for this category ▪ Represented on form as "$985.00"

Other Costs Table Totals and Subtotals SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.1	**E. Taxes and Other Government Fees**	RE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionType	TaxesAndOtherGovernmentFees	Represented on form as "**E. Taxes and Other Government Fees**"
Second Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
8.4.1	**F. Prepaids – Borrower-Paid** ($)	…/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	1598.00	▪ Provide a value of "0.00" if there are no charges for this category ▪ Represented on form as "$1,598.00"
8.4	**F. Prepaids**		IntegratedDisclosureSectionType	Prepaids	Represented on form as **"F. Prepaids"**
Third Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
8.10.1	**G. Initial Escrow Payment at Closing – Borrower-Paid** ($)	…/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	619.65	▪ Provide a value of "0.00" if there are no charges for this category ▪ Represented on form as "$619.65"
8.10	**G. Initial Escrow Payment at Closing**		IntegratedDisclosureSectionType	InitialEscrowPaymentAtClosing	Represented on form as "**G. Initial Escrow Payment at Closing**"
Fourth Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
8.16.1	**H. Other – Borrower-Paid** ($)	…/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosure SectionTotalAmount	1650.00	▪ Provide a value of "0.00" if there are no charges for this category ▪ Represented on form as "$1,650.00"
8.16	**H. Other**		IntegratedDisclosure SectionType	OtherCosts	Represented on form as "**H. Other**"

Other Costs Table Totals and Subtotals SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
Fifth Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
8.18.1	**I. TOTAL OTHER COSTS (Borrower-Paid)** ($)	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	4852.65	▪ Provide a value of "0.00" if there are no charges for this category ▪ Represented on form as "$4,852.65" ▪ Should equal the sum of the subtotals for each **Other Costs** category
8.18	**I. TOTAL OTHER COSTS (Borrower-Paid)**		IntegratedDisclosureSectionType	TotalOtherCosts	Represented on form as "**I. TOTAL OTHER COSTS (Borrower-Paid)**"
8.19	**I. Other Costs Subtotals (E+F+G+H)**	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSubsectionType	OtherCostsSubtotal	Represented on form as "**I. Other Costs Subtotals (E + F + G + H)**"
First Instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
8.19.2	**Borrower-Paid**	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaidByType	Buyer	Represented on form as "**Borrower-Paid**"
8.19.2	**I. Other Costs Subtotals (E+F+G+H) Borrower-Paid At Closing** ($)		IntegratedDisclosureSubsectionPaymentAmount	3642.69	Represented on form as "$3,642.69"
8.19.2	**At Closing**		IntegratedDisclosureSubsectionPaymentTimingType	AtClosing	Represented on form as "**At Closing**"
Second Instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
8.19.3	**Borrower-Paid**	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaidByType	Buyer	Represented on form as "**Borrower-Paid**"
8.19.3	**I. Other Costs Subtotals (E+F+G+H) Borrower-Paid Before Closing** ($)		IntegratedDisclosureSubsectionPaymentAmount	1209.96	Represented on form as "$1,209.96"
8.19.3	**Before Closing**		IntegratedDisclosureSubsectionPaymentTimingType	BeforeClosing	Represented on form as "**Before Closing**"

MAPPING GUIDANCE

- The *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL* container is used to convey totals for all sections and subsections of the form. The sections are identified using the *Integrated Disclosure Section Type* and the subsections are identified using the *Integrated Disclosure Subsection Type.* Each has a list of enumerations that correspond to labels for sections and subsections of the form. A value must be present for each gray-barred subtotal / total amount within the **Other Costs** table. If there are no fees to disclose within the section, zero must be provided as the value for *Integrated Disclosure Section Amount* and *Integrated Disclosure Subsection Payment Amount*.
- The value of *Integrated Disclosure Section Type* in the *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL* container identifies the **Borrower-Paid** subtotals for the three **Other Costs** categories **(D, E, F, G**) and the grand total for all sections **(I)**. *INTEGRATED DISCLOSURE SECTION SUMMARY* repeats for each of the categories and the total. The line items and detail appear in a different part of the model, and so are not grouped with their category headings and totals.
- The **Other Costs Subtotals (D, E, F, G**) amounts are qualified by the data point *Integrated Disclosure Subsection Type* which is in the same *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL* container as *Integrated Disclosure Section Type* = "Total Other Costs".
- Because there are two subtotals, one for the amount the **Borrower(s) Paid At Closing** and on for the amount **Borrower(s) Paid Before Closing,** two instances of the *INTEGRATED DISCLOSURE SUBSECTION PAYMENT* container are required. This container groups the data points representing the payment amount, payer, and timing.
- See UCD I-Guide section V. Consolidated Mapping Guidance entries for Document-Specific Data, Repeatable Containers.

OTHER COSTS TABLE LINE ITEMS

8.2 | 8.3 E.TAXES AND OTHER GOVERNMENT FEES

This category includes any **Recording Fees** assessed by a government authority in order to record and index documents related to property transfers under State or local law. Recording fees are assessed based on the type of document to be recorded or its physical characteristics, such as the number of pages. Unlike transfer taxes, recording fees are not based on the sale price of the property or loan amount.

Also disclosed are **Transfer Taxes--**State and local government fees on mortgages and home sales that are based on the loan amount or sales price.

	Borrower-Paid		Seller-Paid		Paid by Others
8.0 Other Costs	**At Closing**	**Before Closing**	**At Closing**	**Before Closing**	
8.1 **E. Taxes and Other Government Fees**	8.1.1 **$985.00**				
018.2 Recording Fees 8.2 Deed: 8.2.1 **$40.00** 8.2 Mortgage: 8.2.1 **$45.00**	8.2.2 **$85.00**	8.2.3	8.2.4	8.2.5	8.2.6
028.3 Transfer taxes to 8.3.1 **State of Maryland**	8.3.2↓	8.3.3↓	8.3.4↓ **$950.00**	8.3.5↓	8.3.6↓
038.3 Transfer taxes to 8.3.1 **Montgomery County**	**$900.00**				

Figure 104. Other Costs Table – E. Taxes and Other Government Fees Line Items

With the exception of the **Recording Fees** for **Deed** and **Mortgage**, which are described below, all transfer taxes and other government fee line items are disclosed according to the following pattern (also illustrated in the figure above.)

1. Identify the tax or government fee (8.3). Use a separate line item for taxes paid separately to different jurisdictions. Implementers must label the cost using clear and conspicuous terminology describing the service or function paid for.
2. Identify the jurisdiction assessing the tax or fee as part of the fee description (8.3.1).
3. Determine if the payment was broken out across multiple payors (as provided by State or local law, the terms of the legal obligation, or the real estate purchase contract) or was paid at different times relative to closing. If paid by one payor at one time, disclose the full amount of the charge in the appropriate column. (8.3.2 – 8.3.6)
4. If the payment was broken out, disclose all payors, their portion of the charge, and at what time they paid it relative to closing.
   a. If the charge was paid by a third party, no timing information is needed. (8.3.6)
   b. If the third party payor is the lender, precede the amount paid by the indicator "(L)" (8.3.6)

The following table shows the data points that would be needed for the Taxes and Other Government Fees example in the figure above.

8.2 | 8.2.1 RECORDING FEES

As shown in the preceding figure, the **Recording Fees** line item description is broken out into two subtotals—one amount for fees relating to the **Deed** ($45.00) and one amount for fees relating to the **Mortgage** or other security instrument ($40.00). These two subtotals are summed to provide the total amount that must then be broken out by the party making the payment and the timing of the payment. In this example, only fees directly attributable to recording the deed ($40) and the mortgage ($45) were assessed, and the borrower paid the entire amount at closing. Therefore, the **Borrower-Paid At Closing** amount is $85.00.

Note that additional items to be recorded that cannot be directly associated with either the deed or mortgage need to be included in the summed value and then broken out as applicable. These items are not reflected on the form or included in the data set.

No jurisdiction need be identified for **Recording Fees**. Follow steps 3 and 4 above to complete the line item.

Other Costs Table – E. Taxes and Other Government Fees Line Items SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of FEE					
8.2.1	**Deed:** ($)	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeeActualTotalAmount	40.00	Represented on form as "$40.00"
8.2	**Deed:**		FeeType	RecordingFeeForDeed	Represented on form as "Deed:"
8.2	N/A		IntegratedDisclosureSectionType	TaxesAndOtherGovernmentFees	

Other Costs Table – E. Taxes and Other Government Fees Line Items SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
Second Instance of FEE					
8.2.1	**Mortgage:** ($)	…/FEE/FEE_DETAIL	FeeActualTotalAmount	45.00	Represented on form as "$45.00"
8.2	**Mortgage:**		FeeType	RecordingFeeForMortgage	Represented on form as "Mortgage:"
8.2	N/A		IntegratedDisclosureSectionType	TaxesAndOtherGovernmentFees	
Third Instance of FEE					
8.2	**Recording Fees**	…/FEE/FEE_DETAIL	FeeType	RecordingFeeTotal	Represented on form as "Recording Fees"
8.2	N/A		IntegratedDisclosureSectionType	TaxesAndOtherGovernmentFees	
8.2.2	**Recording Fees - Borrower-Paid At Closing** ($)	…/FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	85.00	Represented on form as "$85.00"
8.2.2	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented as "**Borrower-Paid**" on form
8.2.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented as "**At Closing**" on form
Fourth Instance of FEE					
8.3	**Transfer Taxes**	…/FEE/FEE_DETAIL	FeeType	TransferTaxTotal	Represented on form as "Transfer Taxes"
8.3	N/A		IntegratedDisclosureSectionType	TaxesAndOtherGovernmentFees	Not Shown
8.3.1	Transfer Taxes **to State of Maryland**	…/FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	State of Maryland	Jurisdiction payee
8.3.4	**Transfer Taxes Seller-Paid At Closing** ($)	…/FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	950.00	Represented as "$950.00"
8.3.4	**Seller-Paid**		FeePaymentPaidByType	Seller	Represented as "**Seller-Paid**" on form
8.3.4	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented as "**At Closing**" on form
Fifth Instance of FEE					
8.3	**Transfer Taxes**	…/FEE/FEE_DETAIL	FeeType	TransferTaxTotal	Represented on form as "Transfer Taxes"
8.3	N/A		IntegratedDisclosureSectionType	TaxesAndOtherGovernmentFees	

Other Costs Table – E. Taxes and Other Government Fees Line Items SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.3.1	Transfer Taxes **to Montgomery County**	…/FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Montgomery County	Jurisdiction Payee
8.3.2	**Transfer Taxes Borrower-Paid At Closing** ($)	…/FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	900.00	Represented as "$900.00"
8.3.2	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented as "**Borrower-Paid**" on form
8.3.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented as "**At Closing**" on form

MAPPING GUIDANCE

- See explanation of *FEE* structure in *Error! Reference source not found.* under Origination Charges line items.
- The individual line items in **Sections E** (and **H)** of the form are represented using the data under the *FEE* container structure. This container repeats for each line item on the form and is used to identify the fee, the party to whom the fee is paid, and the break out of the payment(s) by amount, payor and the timing of the payment relative to closing.
- Note that three repeats of FEE are required for the Recording Fees for Deed and Mortgage line item (8.2). Two for the subtotals in the line item description, and one to identify the total Recording Fee amount(s) (sum of amounts in line item description) by Payor and payment time relative to closing.
- For each *Fee Type*, there may be one or more break out amounts detailing when the fee is paid relative to closing and by whom. This information is included in the repeatable *FEE PAYMENT* container. This container repeats for each break out required by the form (columns labeled, **Borrower-Paid** (**At Closing /Before Closing**) **Seller-Paid** (**At Closing / Before Closing**), and **Paid by Others**.). The data points *Fee Payment Paid By Type*, *Fee Actual Payment Amount*, and *Fee Payment Paid Outside Closing Indicator* are used as necessary to represent the payment.
- See UCD I-Guide section V. Consolidated Mapping Guidance entries for Display Label Text, Indicators/Enumerations, Repeatable Containers.

8.5 – 8.9 F - PREPAIDS

The Regulation specifies the order and contents of each of the first four line items that must appear in section **F. Prepaids**, as shown in the following figure**.**

8.5 The number of months for which the borrower paid **Homeowner's Insurance Premiums**, to whom they were paid, and the total dollar amount

8.6 The number of months for which the borrower paid **Mortgage Insurance Premiums,** to whom they were paid, and the total dollar amount

8.7 The amount of **Prepaid Interest** paid per day, the start date and through date represented by the prepaid interest, and the total dollar amount

8.8 The number of months for which the borrower paid **Property Taxes**, to whom they were paid, and the total dollar amount.

8.9 Any additional items relevant to the transaction, including items such as past-due real estate property taxes and flood insurance premiums, and so forth.

Other Costs 8.0	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
8.1 **E. Taxes and Other Government Fees**	8.1.1 $985.00				
8.4 **F. Prepaids**	8.4.1 $1,598.00				
018.5 Homeowner's Insurance Premium 8.5.1 (**12** mo.) to **Insurance Co**	8.5.2	8.5.3 **$1,209.96**	8.5.4	8.5.5	8.5.6
028.6 Mortgage Insurance Premium 8.6.1 (**1** mo.) to **MI Co.**	8.6.2 **$109.00**	8.6.3	8.6.4	8.6.5	8.6.6
038.7 Prepaid Interest 8.7.1 (**$17.44** per day from **4/15/14 to 4/30/14**)	8.7.2 **$279.04**	8.7.3	8.7.4	8.7.5	8.7.6
048.8 Property Taxes 8.8.1 (**6** mo.) to **Any County USA**	8.8.2	8.8.3	8.8.4	8.8.5 **$631.80**	8.8.6
058.9↓ 8.9.1↓	8.9.2↓	8.9.3↓	8.9.4↓	8.9.5↓	8.9.6↓

Figure 105. Other Costs Table - F. Prepaids Line Items

With the exception of the **Prepaid Interest**, which is described below, all prepaid line items are disclosed according to the following pattern (also illustrated in the figure above.)

1. Identify the prepaid item (8.5 – 8.9). For non-Regulation specified item names, implementers must use clear and conspicuous terminology describing the service or function paid for.
   a. RELATED GSE-SPECIFIC DATA - *Regulation Z Points And Fees Indicator* must be included for every charge in support of ATR/QM with the exception of property taxes.
2. Identify the number of months covered by the prepayment (8.5.1, etc.).
3. Identify the payee by company name (8.5.1, etc.)
   a. *Fee Paid To Type* is used to categorize the entity receiving the payment and to identify Broker or Lender affiliates in support of ATR/QM.
4. Determine if the payment was broken out across multiple payors or was paid at different times relative to closing. If paid by one payor at one time, disclose the full amount of the charge in the appropriate column. (8.5.2 – 8.5.6, etc.)
5. If the payment was broken out, disclose all payors, their portion of the charge, and at what time they paid it relative to closing.
   a. If the charge was paid by a third party, no timing information is needed. (8.5.6, etc.)
   b. If the third party payor is the lender, precede the amount paid by the indicator "(L)" (8.5.6, etc.)

8.7 PREPAID INTEREST

Prepaid Interest (also referred to as "Interim Interest") is disclosed following the same pattern, but with the following differences in the line item description. The interim interest period is indicated using the beginning

and ending dates, and the per diem interest amount is included. It is not necessary to identify the party being paid, as it is assumed to be the lender.

Prepaid interest can be disclosed as a negative number if applicable. If no interest is collected during the period between closing and the first monthly payment, then $0.00 must be disclosed.

The data points used to support the Prepaids category are shown in the following table.

F. Prepaids Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PREPAID_ITEM					
UID 8.170	N/A	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/PREPAID_ITEMS/PREPAID_ITEM/PREPAID_ITEM_DETAIL	FeePaidToType	ThirdPartyProvider	Not Shown – ATR/QM
8.5	N/A –XML		IntegratedDisclosureSectionType	Prepaids	
8.5.1	Homeowners Insurance Premium **(# mo.** to ____)		PrepaidItemMonthsPaidCount	12	Represented on form as “(12 mo.)”
8.5	**Homeowner’s Insurance Premium**		PrepaidItemType	HomeownersInsurancePremium	Represented on form as “Homeowner’s Insurance Premium”
UID 8.181	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.5.1	Homeowners Insurance Premium (# mo. **to _____)**	…/PREPAID_ITEM/PREPAID_ITEM_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Insurance Co.	Company name of payee
8.5.3	**Borrower-Paid Before Closing** ($)	…/PREPAID_ITEM/PREPAID_ITEM_PAYMENTS/PREPAID_ITEM_PAYMENT	PrepaidItemActualPaymentAmount	1209.96	Represented on form as “$1,209.96”
8.5.3	**Borrower-Paid**		PrepaidItemPaymentPaidByType	Buyer	Represented on form as “**Borrower-Paid**”
8.5.3	**Before Closing**		PrepaidItemPaymentTimingType	BeforeClosing	
Second Instance of PREPAID_ITEM					
UID 8.243	N/A	…/PREPAID_ITEM/PREPAID_ITEM_DETAIL	FeePaidToType	ThirdPartyProvider	Not Shown – ATR/QM
8.6	N/A –XML		IntegratedDisclosureSectionType	Prepaids	Not Shown

F. Prepaids Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.6.1	Mortgage Insurance Premium **(# mo.** to ____)		PrepaidItemMonthsPaidCount	1	Represented on form as "(1 mo.)"
8.6	**Mortgage Insurance Premium**		PrepaidItemType	MortgageInsurancePremium	Represented on form as "Mortgage Insurance Premium"
UID 8.242	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.6.1	Mortgage Insurance Premium (# mo. **to _____)**	.../PREPAID_ITEM/PREPAID_ITEM_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	MI Co.	Company name of payee
8.6.2	**Borrower-Paid Before Closing Mortgage Insurance Premium**	.../PREPAID_ITEM/PREPAID_ITEM_PAYMENTS/PREPAID_ITEM_PAYMENT	PrepaidItemActualPaymentAmount	109.00	Represented on form as "$109.00"
8.6.2	**Borrower-Paid**		PrepaidItemPaymentPaidByType	Buyer	Represented on form as "**Borrower-Paid**"
8.6.2	**At Closing**		PrepaidItemPaymentTimingType	AtClosing	
Third Instance of PREPAID_ITEM					
UID 8.244	N/A - GSE	.../PREPAID_ITEM/PREPAID_ITEM_DETAIL	IntegratedDisclosureSectionType	Prepaids	Not Shown
8.7	**Prepaid Interest**		PrepaidItemType	PrepaidInterest	Represented on form as "Prepaid Interest"
8.7.1	Prepaid Interest **from ___** to ___ ($ per day)		PrepaidItemPaidFromDate	2014-04-15	Represented on form as "4-15-14"
8.7.1	Prepaid Interest from ___ **to ___** ($ per day)		PrepaidItemPaidThroughDate	2014-04-30	Represented on form as "4-30-14"
8.7.1	Prepaid Interest from ___ to ___ **($ per day)**		PrepaidItemPerDiemAmount	17.44	Represented on form as "$17.44"
8.7.1	N/A		PrepaidItemPerDiemCalculationMethodType	365	Not shown –Required for per diem calculations
UID 8.256	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.7.2	**Borrower-Paid At Closing** ($)	.../PREPAID_ITEM/PREPAID_ITEM_P	PrepaidItemActualPaymentAmount	279.04	Represented on form as $279.04

F. Prepaids Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.7.2	**Borrower-Paid**	AYMENTS/PREPAID_ITEM_PAYMENT	PrepaidItemPaymentPaidByType	Buyer	Represented on form as "**Borrower-Paid**"
8.7.2	**At Closing**		PrepaidItemPaymentTimingType	AtClosing	
Fourth Instance of PREPAID_ITEM					
8.8	N/A –XML	.../PREPAID_ITEM/PREPAID_ITEM_DETAIL	IntegratedDisclosureSectionType	Prepaids	Not Shown
8.8.1	Property Taxes **(# mo.** to ____)		PrepaidItemMonthsPaidCount	6	Represented on form as "(6 mo.)"
8.8	**Property Taxes**		PrepaidItemType	CountyProportyTax	Represented on form as "Property Taxes"
8.8.1	Property Taxes (# mo. **to _____)**	.../PREPAID_ITEM_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Any County USA	Jurisdiction payee
8.8.5	**Seller-Paid Before Closing Property Taxes**	.../PREPAID_ITEM/PREPAID_ITEM_PAYMENTS/PREPAID_ITEM_PAYMENT	PrepaidItemActualPaymentAmount	631.80	Represented on form as "$631.80"
8.8.5	**Seller-Paid**		PrepaidItemPaymentPaidByType	Seller	Represented on form as "**Seller-Paid**"
8.8.5	**Before Closing**		PrepaidItemPaymentTimingType	Before Closing	

MAPPING GUIDANCE

- The individual line items in F. **Prepaids** are represented using the general *PREPAID ITEM* container under *CLOSING INFORMATION*. *PREPAID ITEM* repeats for each line item that is represented on the form and is used to identify the prepaid item, period of time for which the payment is made, the party to whom the payment is due, and the break out of the payments by amount, payor, and timing of the payment relative to closing.
- Each repeat of *PREPAID ITEM* is qualified within the *PREPAID ITEM DETAIL* container using the data point *Prepaid Item Type* describing the line item and *Integrated Disclosure Section Type* identifying the **Other Costs** category.
- *Appendices B* and *I* specify enumerated values for *Prepaid Item Type* to cover most scenarios in the closing process; however, there are instances when a specific item may not be listed. In these instances, the *Prepaid Item Type* value of "*Other*" may be used. If using "*Other*", the data point *Prepaid Item Type Other Description* must be used to provide an explicit description of the prepaid item.
- The *PREPAID ITEM PAID TO* container is used to provide the name of the payee. This container has two child containers, *INDIVIDUAL* and *LEGAL ENTITY*, which provide the names for both legal entities and individuals

- The timeframe covered by the prepaid item is specified using either the *Prepaid Item Months Paid Count,* or if it is expressed as a range the *Prepaid Item Per Diem Amount*, *Prepaid Item Paid From Date*, and the *Prepaid Item Paid Through Date*.
- For each *Prepaid Item Type*, there may be one or more break out amounts detailing when the prepaid item is paid and by whom. This information is included in the repeatable *PREPAID ITEM PAYMENT* container. This container repeats for each column in the **Other Costs** table. The data points *Prepaid Item Payment Paid By Type*, *Prepaid Item Actual Payment Amount*, and *Prepaid Item Payment Timing Type* are used as necessary to represent the payment represented in the columns labeled, **Borrower-Paid** (**At Closing /Before Closing**); **Seller-Paid** (**At Closing / Before Closing**); and **Paid by Others**.

8.11 – 8.14 G. INITIAL ESCROW PAYMENT AT CLOSING

The Regulation specifies the order and contents of each of the first three line items that must appear in section **G. Initial Escrow Payment at Closing** as shown in the following figure**.**

8.11 The number of months for which the borrower paid **Homeowner's Insurance Premiums** and the monthly and total dollar amounts.

8.12 The number of months for which the borrower paid **Mortgage Insurance Premiums** and the monthly and total dollar amounts.

8.13 the number of months for which the borrower paid **Property Taxes** and the monthly and total dollar amounts. When more than one tax is assessed on the real property that secures the loan and the taxes are not paid at the same time, the additional **Property Tax** may be separately itemized.

8.14 Additional items relevant to the transaction are listed starting on the next available line item.

In the example illustrated below, the transaction includes the establishment of an escrow account requiring initial payments for homeowner's insurance, mortgage insurance, property taxes to both the state and the county, paid on different schedules, and condominium dues.

	Borrower-Paid		Seller-Paid		Paid by Others
8.0 **Other Costs**	**At Closing**	**Before Closing**	**At Closing**	**Before Closing**	
8.1 **E. Taxes and Other Government Fees**	8.1.1 **$985.00**				
8.4 **F. Prepaids**	8.4.1 **$1,598.00**				
8.10 **G. Initial Escrow Payment at Closing**	8.10.1 **$619.65**				
018.11 Homeowner's Insurance 8.11.1 (**$100.83** per month for **2** mo.)	8.11.2 **$201.66**		8.11.4		8.11.6
028.12 Mortgage Insurance 8.12.1 (**$109.00** per month for **2** mo.)	8.12.2 **$218.00**		8.12.4		8.12.6
038.13 Property Taxes 8.13.1 (**$105.30** per month for **2** mo.)	8.13.2		8.13.4 **$210.60**		8.13.6
048.14↓**Condominium Dues** 8.14.1 (**$50.00 per month for 4 mos.**)	8.14.2↓**$200.00**		8.14.4↓		8.14.6↓
088.15 Aggregate Adjustment	8.15.2 **(-$0.01)**				

Figure 106. G. Initial Escrow Payment at Closing Line Items

With the exception of the Aggregate Adjustment (8.15) described below, all line items for **G. Initial Escrow Payment at Closing** are disclosed according to the following pattern (also illustrated in the figure above.)

1. Identify the charge (8.11 – 8.14). For non-Regulation specified item names, implementers must use clear and conspicuous terminology describing the service or function paid for. Per the Regulation, escrow payments are paid to the creditor (or a mortgage servicer if one has been identified at closing), so the entity receiving the payment is not identified for line items in this section.
    a. Identify the monthly premium and number of months covered by the initial escrow payment (8.11.1, etc.).
    b. RELATED GSE-SPECIFIC DATA - *Regulation Z Points And Fees Indicator* must be included for every charge in support of ATR/QM.
2. Determine if the payment was broken out across multiple payors. If paid by one payor, disclose the full amount of the charge in the appropriate column. (8.11.2, etc.).
    a. *Fee Paid To Type* is used to categorize the entity receiving the payment and to identify Broker or Lender affiliates in support of ATR/QM.
3. If the payment was broken out, disclose all payors and their portion of the charge.
4. For Initial Escrow Payments, timing is assumed to be "At Closing" (8.11.2, etc.).
    a. If the charge was paid by a third party, no timing information is needed (8.11.6).
    b. If the third party payor is the lender, precede the amount paid by the indicator "(L)" (8.11.6).

8.15 AGGREGATE ADJUSTMENT

When applicable, the **Aggregate Adjustment** to the initial funding of the escrow account is disclosed as the last line item under **G. Initial Escrow Payment at Closing**. No additional information is required for the line item description. The adjustment can be positive or negative.

The data points used to provide this information are shown in the table below and are repeated as needed to provide each line item.

Other Costs Table - G. Initial Escrow Payment at Closing Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.15	**Borrower-Paid At Closing Aggregate Adjustment**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ESCROW/ESCROW_DETAIL	EscrowAggregateAccountingAdjustmentAmount	-0.01	▪ Represented on form as "**Aggregate Adjustment**" ▪ Represented on form as "-$0.01"
First Instance of ESCROW_ITEM					
8.11.1	**Homeowner's Insurance ($ per month for # mo.)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ESCROW/ESCROW_ITEMS/ESCRO	EscrowCollectedNumberOfMonthsCount	2	Represented on form as "for 2 mo."
8.11	**Homeowner's Insurance**		EscrowItemType	Homeowners Insurance	Represented on form as "Homeowner's Insurance"

Other Costs Table - G. Initial Escrow Payment at Closing Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.11.1	Homeowner's Insurance **($ per month** for # mo.)	W_ITEM/ESCROW_ITEM_DETAIL	EscrowMonthlyPaymentAmount	100.83	Represented on form as "$100.83 per month"
8.11	N/A-XML		IntegratedDisclosureSectionType	InitialEscrowPaymentAtClosing	Not Shown
UID 8.188	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.11.2	**Borrower-Paid At Closing** ($)	.../ESCROW_ITEM/ESCROW_ITEM_PAYMENTS/ESCROW_ITEM_PAYMENT	EscrowItemActualPaymentAmount	201.66	Represented on form as "$201.66"
8.11.2	**Borrower-Paid**		EscrowItemPaymentPaidByType	Buyer	Represented on form as "**Borrower-Paid**"
8.11.2	**At Closing**		EscrowItemPaymentTimingType	AtClosing	
Second Instance of ESCROW_ITEM					
8.12.1	Mortgage Insurance ($ per month **for # mo.)**	.../ESCROW_ITEM/ESCROW_ITEM_DETAIL	EscrowCollectedNumberOfMonthsCount	2	Represented on form as "for 2 mo."
8.12	**Mortgage Insurance**		EscrowItemType	MortgageInsurance	Represented on form as "Mortgage Insurance"
8.12.1	Mortgage Insurance **($ per month** for # mo.)		EscrowMonthlyPaymentAmount	109.00	Represented on form as "$109.00 per month"
8.12	N/A-XML		IntegratedDisclosureSectionType	InitialEscrowPaymentAtClosing	Not Shown – ties associated EscrowItemType to this category of Other Costs table
UID 8.281	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.12.2	**Borrower-Paid At Closing** ($)	.../ESCROW_ITEM/ESCROW_ITEM_PAYMENTS/ESCROW_ITEM_PAYMENT	EscrowItemActualPaymentAmount	218.00	Represented on form as "$218.00"
8.12.2	**Borrower-Paid**		EscrowItemPaymentPaidByType	Buyer	Represented on form as "**Borrower-Paid**"
8.12.2	**At Closing**		EscrowItemPaymentTimingType	AtClosing	
Third Instance of ESCROW_ITEM					
8.13.1	Property Taxes ($ per month **for # mo.)**	.../ESCROW_ITEM/ESCROW_ITEM_DETAIL	EscrowCollectedNumberOfMonthsCount	2	Represented on form as "for 2 mo."
8.13	**Property Taxes**		EscrowItemType	CountyPropertyTax	Represented on form as "Property Taxes"
8.13.1	Property Taxes **($ per month** for # mo.)		EscrowMonthlyPaymentAmount	105.30	Represented on form as "$105.30 per month"

Other Costs Table - G. Initial Escrow Payment at Closing Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.13	N/A-XML		IntegratedDisclosureSectionType	InitialEscrowPaymentAtClosing	Not Shown
8.13.4	**Seller-Paid At Closing** ($)	.../ESCROW_ITEM/ESCROW_ITEM_PAYMENTS/ESCROW_ITEM_PAYMENT	EscrowItemActualPaymentAmount	210.60	Represented on form as "$210.60"
8.13.4	**Seller-Paid**		EscrowItemPaymentPaidByType	Seller	Represented on form as "**Seller-Paid**"
8.13.2	**At Closing**		EscrowItemPaymentTimingType	AtClosing	
Fourth Instance of ESCROW_ITEM					
8.14.1	Condominium Dues ($ per month **for # mo.)**	.../ESCROW_ITEM/ESCROW_ITEM_DETAIL	EscrowCollectedNumberOfMonthsCount	4	Represented on form as "for 4 mo."
8.14	**Condominium Dues**		EscrowItemType	CondominiumAssociationDues	Represented on form as "Condominium Dues"
			gse:DisplayLabelText	Condominium Dues	
8.14.1	Condominium Dues **($ per month** for # mo.)		EscrowMonthlyPaymentAmount	50.00	
8.14	N/A-XML		IntegratedDisclosureSectionType	InitialEscrowPaymentAtClosing	
UID 2.185	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.14.2	**Borrower-Paid At Closing** ($)	.../ESCROW_ITEM/ESCROW_ITEM_PAYMENTS/ESCROW_ITEM_PAYMENT	EscrowItemActualPaymentAmount	200.00	Represented on form as "$200.00"
8.14.2	**Borrower-Paid**		EscrowItemPaymentPaidByType	Buyer	Represented on form as "**Borrower-Paid**"
8.13.2	**At Closing**		EscrowItemPaymentTimingType	AtClosing	

MAPPING GUIDANCE

- The representation of the **Initial Escrow Payments** in the XML file is very similar to other items represented in the **Other Costs** table, with two key differences. First, the *ESCROW* container structure and associated data points are used rather than the *FEE* or *PREPAID* container structures. Second, data points to identify the entity receiving the escrow payment at closing are not required.
- Each **Initial Escrow** line items uses the same set of data points to describe the type of initial escrow payment item, the number of months for which it is paid, monthly payment amount, and the total payment amount. The container and data point structures are repeated as required by the business use case, as shown in the table below.

- The individual line items in **G. Initial Escrow Payment at Closing** are represented using the data under the general *ESCROW ITEM* container structure. This container will repeat for each line item that is represented on the form and is used to identify the escrow item, the period of time for which the payment is made, amount per period, and the break out the payments by the party paying and the timing of the payment.
- Within the *ESCROW ITEM DETAIL* container, each repeat is qualified by an *Escrow Item Type* and the section for which that escrow item is relevant is specified using the *Integrated Disclosure Section Type*. This qualification is very important, as some occurrences of the *Escrow Item Type* data point can appear in different sections of the **Closing Disclosure**. The timeframe and amount associated with the escrow item is specified using both the *Escrow Collected Number Of Months Count* and the *Escrow Monthly Payment Amount*.
- The *Escrow Item Type* data point has enumerated values to cover most scenarios in the closing process; however, there are instances when a specific fee may be required by local or state laws that are not listed. In these instances, the *Escrow Item Type* value of "*Other*" may be used. If using "*Other*", the data point *Escrow Item Type Other Description* must be used with an explicit description of the escrow item charged must be included.
- For each *Escrow Item Type*, there may be one or more break out amounts detailing when the escrow item is paid and by whom. This information is included in the repeatable *ESCROW ITEM PAYMENT* container. This container repeats for each column in the **Other Costs** table. The data points *Escrow Item Payment Paid By Type*, *Escrow Item Actual Payment Amount*, and *Escrow Item Payment Timing Type* are used as necessary to represent the payment represented in the columns labeled, **Borrower-Paid** (**At Closing /Before Closing**); **Seller-Paid** (**At Closing / Before Closing**); and **Paid by Others**.

8.16 H. OTHER

As shown in the following figure, line items to be provided in **Section H i**nclude all real estate brokerage fees, homeowner's or condominium association charges paid at closing, home warranties, and inspection fees.

8.0 **Other Costs**	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
8.1 **E. Taxes and Other Government Fees**	8.1.1 $985.00				
8.4 **F. Prepaids**	8.4.1 $1,598.00				
8.10 **G. Initial Escrow Payment at Closing**	8.10.1 $619.65				
8.16 **H. Other**	8.16.1 $1,650.00				
018. 17↓ **HOA Special Assessment** 8.17.1↓**to HOA Acre Inc.**	8.17.2↓ $500.00	8.17.3↓	8.17.4↓	8.17.5↓	8.17.6↓
02 **Home Inspection Fee to HOA Acre Inc.**	$150.00				
03 **Home Warranty Fee to Engineers Inc.**				$750.00	
04 **Mold Inspection to Inspector Inc.**			$450.00		
05 **Real Estate Commission (Listing) to Alpha Real Estate Broker**			$5,700.00		
06 **Real Estate Commission (Selling) to Omega Real Estate Broker**			$5,700.00		
07 **Title – Owner's Title Insurance (optional) to Epsilon Title Co.**	$1,000.00				

Figure 107. H. Other Line Items

All line items for **Other Costs** are disclosed according to the following pattern (also illustrated in the figure above.)

1. Identify the charge (8.17). Implementer must label the cost using clear and conspicuous terminology describing the service or function paid for.
    a. All costs paid to a title company must be represented on the form with the prefix "**Title-**".
    b. The word "(optional)" must follow the identification of costs of premiums for separate insurance, warranty, guarantee, or event-coverage products.
    c. RELATED GSE-SPECIFIC DATA - *Regulation Z Points And Fees Indicator* must be included for every charge in support of ATR/QM.
2. Identify the provider of the service by company name (8.17.1)
    a. *Fee Paid To Type* is used to categorize the entity receiving the payment and to identify Broker or Lender affiliates in support of ATR/QM.
3. Determine if the payment was broken out across multiple payors or was paid at different times relative to closing. If paid by one payor at one time, disclose the full amount of the charge in the appropriate column. (8.17.2 – 8.17.6)
4. If the payment was broken out, disclose all payors, their portion of the charge, and at what time they paid it relative to closing.
    a. If the charge was paid by a third party, no timing information is needed. (7.7.6)
    b. If the third party payor is the lender, precede the amount paid by the indicator "(L)" (7.7.6)

The data points used to provide this information are shown in the table below and are repeated as needed to provide each line item.

H. Other Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of FEE					
UID 8.180	N/A	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not Shown – ATR/QM
8.17	**HOA Special Assessment**		FeeType	HomeownersAssociationSpecialAssessment	Represented on form as "HOA Special Assessment"
			gse:DisplayLabelText	HOA Special Assessment	
8.17	N/A-XML		IntegratedDisclosureSectionType	OtherCosts	Not Shown
8.17	N/A		OptionalCostIndicator	false	Not shown unless = "true"
UID 8.186	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM

H. Other Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.17.1	HOA Special Assessment **to _____**	.../FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	HOA Acre Inc.	Payee company name
8.17.2	**Borrower-Paid At Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	500.00	Represented on form as $500.00
8.17.2	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented as on form as "**Borrower-Paid**"
8.17.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented on form as "**At Closing**"
Second Instance of FEE					
UID 8.180	N/A	.../FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not shown – ATR/QM
8.17	**Home Inspection Fee**		FeeType	HomeInspectionFee	Represented on form as "Home Inspection Fee"
			gse:DisplayLabelText	Home Inspection Fee	
8.17	N/A-XML		IntegratedDisclosureSectionType	OtherCosts	Not Shown
8.17	N/A		OptionalCostIndicator	false	Not shown unless = "true"
UID 8.186	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – QM/ATR
8.17.1	Home Inspection Fee **to _____**	.../FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	HOA Acre Inc.	Payee company name
8.17.2	**Borrower-Paid At Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	150.00	Represented on form as "$150.00"
8.17.2	**Borrower-Paid**		FeePaymentPaidByType	Buyer	Represented as on form as "**Borrower-Paid**"
8.17.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented on form as "**At Closing**"
Third Instance of FEE					
UID 8.180	N/A	.../FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not shown – ATR/QM
8.17	**Home Warranty Fee**		FeeType	HomeWarrantyFee	Represented on form as "Home Warranty Fee"
			gse:DisplayLabelText	Home Warranty Fee	
8.17	N/A		IntegratedDisclosureSectionType	OtherCosts	Not Shown

H. Other Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.17	N/A		OptionalCostIndicator	false	Not shown unless = "true"
UID 8.186	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.17.1	Home Warranty Fee **to ____**	.../FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Engineers, Inc.	Payee company name
8.17.2	**Seller-Paid Before Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	750.00	Represented on form as "$750.00"
8.17.2	**Seller-Paid**		FeePaymentPaidByType	Seller	Represented as on form as "**Seller-Paid**"
8.17.2	**Before Closing**		FeePaymentPaidOutsideOfClosingIndicator	true	Represented on form as "**Before Closing**"
Fourth Instance of FEE					
UID 8.180	N/A	.../FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not shown – ATR/QM
8.17	**Mold Inspection**		FeeType	MoldInspection	Represented on form as "Mold Inspection"
			gse:DisplayLabelText	Mold Inspection	
8.17	N/A		IntegratedDisclosureSectionType	OtherCosts	Not Shown
8.17	N/A		OptionalCostIndicator	false	Not shown unless = "true"
UID 8.186	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.17.1	Mold Inspection **to _____**	.../FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Inspector, Inc.	Payee company name
8.17.2	**Paid by Others At Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	450.00	Represented on form as "$450.00"
8.17.2	**Paid by Others**		FeePaymentPaidByType	ThirdParty	Represented as on form as "**Paid by Others**"
8.17.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented on form as "**At Closing**"
Fifth Instance of FEE					
UID 8.180	N/A	.../FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not shown – ATR/QM

H. Other Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.17	**Real Estate Commission (Listing)**		FeeType	RealEstateCommissionSellersBroker	Represented on form as "Real Estate Commission (Listing)"
			gse:DisplayLabelText	Real Estate Commission (Listing)	
8.17	N/A		IntegratedDisclosureSectionType	OtherCosts	Not Shown
8.17	N/A		OptionalCostIndicator	false	Not shown unless = "true"
UID 8.186	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.17.1	Real Estate Commission (Listing) **to** _____	.../FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Alpha Real Estate Broker	Payee company name
8.17.2	**Seller-Paid At Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	5700.00	Represented on form as "$5,700.00"
8.17.2	**Seller-Paid**		FeePaymentPaidByType	Seller	Represented as on form as "**Seller-Paid**"
8.17.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented on form as "**At Closing**"
Sixth Instance of FEE					
UID 8.180	N/A	.../FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not shown – ATR/QM
8.17	**Real Estate Commission (Selling)**		FeeType	RealEstateCommissionBuyersBroker	Represented on form as "Real Estate Commission (Selling)"
			gse:DisplayLabelText	Real Estate Commission (Selling)	
8.17	N/A		IntegratedDisclosureSectionType	OtherCosts	Not Shown
8.17	N/A		OptionalCostIndicator	false	Not shown unless = "true"
UID 8.186	N/A - GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.17.1	Real Estate Commission (Selling) **to** _____	.../FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Omega Real Estate Broker	Payee company name
8.17.2	**Seller-Paid At Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	5700.00	Represented on form as "$5,700.00"
8.17.2	**Seller-Paid**		FeePaymentPaidByType	Seller	Represented as on form as "**Seller-Paid**"

H. Other Line Items SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
8.17.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented on form as "**At Closing**"
Seventh Instance of FEE					
UID 8.180	N/A	.../FEE/FEE_DETAIL	FeePaidToType	ThirdPartyProvider	Not shown – ATR/QM
8.17	**Title-Owner's Title Insurance**		FeeType	TitleOwnersCoveragePremium	Represented on form as "Title-Owner's Title Insurance"
			gse:DisplayLabelText	Title-Owner's Title Insurance	
8.17	N/A-XML		IntegratedDisclosureSectionType	OtherCosts	Not Shown
8.17	Title-Owner's Title Insurance to _____ **(optional)**		OptionalCostIndicator	true	Represented on form as "(optional)"
UID 8.186	N/A-GSE		RegulationZPointsAndFeesIndicator	true	Not Shown – ATR/QM
8.17.1	Title-Owner's Title Insurance **to** _____ (optional)	.../FEE/FEE_PAID_TO/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Epsilon Title Company	Payee company name
8.17.2	**Borrower-Paid At Closing** ($)	.../FEE/FEE_PAYMENTS/FEE_PAYMENT	FeeActualPaymentAmount	1000.00	Represented on form as "$1,000.00"
8.17.2	**Borrower-Paid**		FeePaymentPaidByType	Borrower	Represented as on form as "**Borrower-Paid**"
8.17.2	**At Closing**		FeePaymentPaidOutsideOfClosingIndicator	false	Represented on form as "**At Closing**"

MAPPING GUIDANCE

- Like **Section E** of the **Other Costs** table, section **H. Other** uses the *FEE* structure. The data points used to provide this information are shown in the table above and are repeated as needed to satisfy the requirements of the individual document. The enumerations representing title-related fee types all begin with the prefix "Title". If the line item is for a charge requiring the "optional" designation, the data point *Optional Cost Indicator = "true"*. Otherwise, the value will be "false."

FOR MORE INFORMATION

8.0 Reg §1026.38(g), pp. 80123, 80353, 80011; Cross reference to §1026.37(g) pp. 80116, 80342, 79959.

8.1 Reg §1026.38(g)(1), pp. 80123, 80353, 80011; Cross reference to §1026.37(g)(1) pp. 80117, 80342-3, 79959.

8.2 | 8.3 Reg §1026.38(g)(1), pp. 80123, 80353, 80011; Cross reference to §1026.37(g)(1) pp. 80117, 80342-3, 79959.

8.4 Reg §1026.38(g)(2), pp. 80123, 80353, 80011; Cross reference to §1026.37(g)(2) pp. 80117, 80343, 79960-61.

8.5 – 8.9 Reg §1026.38(g)(2), pp. 80123, 80353, 80011; Cross reference to §1026.37(g)(2) pp. 80117, 80343, 79960-61.

8.10 Reg §1026.38(g)(3), pp. 80123, 80353, 80012; Cross reference to §1026.37(g)(3) pp. 80117, 80343, 79961-62.

8.11 – 8.15 Reg §1026.38(g)(3), pp. 80123, 80353, 80012; Cross reference to §1026.37(g)(3) pp. 80117, 80343, 79961-62.

8.16 Reg §1026.38(g)(4), pp. 80123, 80353, 80012; Cross reference §1026.37(g)(4) pp. 80117, 80343-4, 79962-65.

8.17 Reg §1026.38(g), pp. 80123, 80353, 800011; Cross reference to §1026.37(g) pp. 80116, 80342, 79959.

8.18 | 8.19 Reg §1026.38(g)(5)and(6), pp. 80123, 80354, 80012; Cross reference to §1026.37(g)(5) pp. 80117, 80344, 79965.

9.0 TOTAL CLOSING COSTS

The last table on the **Closing Cost Details** page is **TOTAL CLOSING COSTS (Borrower-Paid)** as shown in the figure below. The **Total Closing Costs table** provides the following totals and subtotals, as well as a line item for Lender Credits.

9.1 **Total Closing Costs (Borrower-Paid)** - adds together and subtotals all line item amounts designated as **Borrower-Paid At** and **Before Closing**. The total Borrower-Paid amount is equal to the sum of the **Total Loan Costs** (7.8.1) and **Total Other Costs** (**Borrower-Paid)** (8.18.1) subtotals **At** and **Before Closing**.

9.2 Closing Costs Subtotals (D + I) – adds together and subtotals all line items in each column of the Loan Costs and Other Costs tables (including **Seller-Paid At** and **Before Closing** and **Paid by Others**).

9.3 | 9.3.1 Lender Credits - the sum of all generalized payments (not related to a specific fee) from the lender to the consumer. As shown in the following figure, **Lender Credits** are a negative charge to the borrower(s) and are to be disclosed in the **Borrower-Paid At Closing** column. The value of **Lender Credits is subtracted from J. Total Closing Costs** to yield the **TOTAL CLOSING COSTS (Borrower Paid).**

Credits from the lender to offset an amount charged in excess of the tolerance limitations (that is, a lender credit for increases in Closing Costs above the legal limit) are included in the **Lender Credits** amount, along with a statement that the amount was used to offset an excess charge.

	Borrower-Paid		Seller-Paid		Paid by
	At Closing	Before Closing	At Closing	Before Closing	Others
9.1 **J. TOTAL CLOSING COSTS (Borrower-Paid)**	9.1.1 $9,697.10				
9.2 **Closing Costs Subtotals (D + I)**	9.2.2 $10,167.30	9.2.3 $29.80	9.2.4 $12,800.00	9.2.5 $750.00	9.2.6 $405.00
9.3 Lender Credits 9.3.1 **Includes $200 credit for increase in Closing Costs above legal limit**	9.3.2 $-500.00				

Figure 108. J. TOTAL CLOSING COSTS Table – Purchase Transaction Example

Also included in this section are four GSE-Required data points with closing cost totals supporting ATR/QM requirements: *Regulation Z Total Affiliate Fees Amount*, *Regulation Z Total Points And Fees Amount*, *Ability To Repay Method Type* and *Ability To Repay Exemption Reason Type*.

The data points used to support the Total Closing Costs table are shown in the following table.

Total Closing Costs Table – Purchase Transaction Example SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
9.1	**J. Total Closing Costs – Borrower Paid**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DIS	IntegratedDisclosureSectionType	TotalClosingCosts	Represented on form as **J. Total Closing Costs – Borrower Paid**
9.1.1	**J. Total Closing Costs – Borrower Paid** ($)		IntegratedDisclosureSectionTotalAmount	9697.10	Represented on form as "$9,697.10"

Total Closing Costs Table – Purchase Transaction Example SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
9.2	**Closing Costs Subtotals (D+I)**	CLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSubsectionType	ClosingCostsSubtotal	Represented on form as **Closing Costs Subtotals (D + I)**
First Instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
9.2.2	**Borrower-Paid At Closing** ($)	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	10167.30	Represented on form as "$10,167.30"
9.2.2	**Borrower-Paid**		IntegratedDisclosureSubsectionPaidByType	Buyer	Represented on form as "**Borrower-Paid**"
9.2.2	**At Closing**		IntegratedDisclosureSubsectionPaymentTimingType	AtClosing	
Second Instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
9.2.3	**Borrower-Paid Before Closing** ($)	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	29.80	Represented on form as "$29.80"
9.2.3	**Borrower-Paid**		IntegratedDisclosureSubsectionPaidByType	Buyer	Represented on form as **"Borrower-Paid"**
9.2.3	**Before Closing**		IntegratedDisclosureSubsectionPaymentTimingType	BeforeClosing	
Third Instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
9.2.4	**Seller-Paid At Closing** ($)	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	12800.00	Represented on form as "$12,800.00"
9.2.4	**Seller-Paid**		IntegratedDisclosureSubsectionPaidByType	Seller	Represented on form as **"Seller-Paid"**
9.2.4	**At Closing**		IntegratedDisclosureSubsectionPaymentTimingType	AtClosing	
Fourth Instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
9.2.5	**Seller-Paid Before Closing** ($)	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGR	IntegratedDisclosureSubsectionPaymentAmount	750.00	Represented on form as "$750.00"
9.2.5	**Seller-Paid**		IntegratedDisclosureSubsectionPaidByType	Seller	Represented on form as **"Seller-Paid"**

Total Closing Costs Table – Purchase Transaction Example SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
9.2.5	**Before Closing**	ATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentTimingType	BeforeClosing	
Fifth Instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
9.2.6	**Paid by Others** ($)	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	405.00	Represented on form as "$405.00"
9.2.6	**Paid by Others**		IntegratedDisclosureSubsectionPaidByType	ThirdParty	Represented on form as **"Paid by Others"**
End of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT Instances					
Second Instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY					
9.3	N/A	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionType	TotalClosingCosts	Identifies section to which subsection belongs
9.3	**Lender Credits**		IntegratedDisclosureSubsectionType	LenderCredits	
9.3.1	Lender Credits **Includes $200 credit for increase in Closing Costs above legal limit**		LenderCreditToleranceCureAmount	200.00	▪ Represented on form as "Includes $200 credit for increase in Closing Costs above legal limit" ▪ Not provided if **Lender Credits** does not include tolerance cure
9.3.2	**Borrower-Paid At Closing** ($)	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	-500.00	Represented on form as "-$500.00"
9.3.2	**Borrower-Paid**		IntegratedDisclosureSubsectionPaidByType	Buyer	Represented on form as "**Borrower-Paid**"
9.3.2	**At Closing**		IntegratedDisclosureSubsectionPaymentTimingType	AtClosing	

Total Closing Costs Table – Purchase Transaction Example SUPPORTING DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
End of INTEGRATED_DISCLOSURE_SECTION_SUMMARY Instances					
UID 7.091	N/A – GSE	/LOAN/HIGH_COST_MORTGAGES/HIGH_COST_MORTGAGE	RegulationZTotalAffiliateFeesAmount	*nnn.nn*	ATR/QM
UID 3.030	N/A – GSE		RegulationZTotalPointsAndFeesAmount	*nnnn.nn*	ATR/QM
UID 3.027	N/A – GSE	…/LOAN/QUALIFIED_MORTGAGE/QUALIFIED_MORTGAGE_DETAIL	AbilityToRepayMethodType	Exempt	ATR/QM
UID 3.028	N/A – GSE	…/LOAN/QUALIFIED_MORTGAGE/EXEMPTIONS/EXEMPTION	AbilityToRepayExemptionReasonType	LoanProgram	ATR/QM

MAPPING GUIDANCE

- Values must be present for TOTAL CLOSING COSTS (Borrower-Paid) and the Closing Costs Subtotals. If there are no fees to disclose for a given column, “0.00” must be provided.
- The **Closing Costs Subtotals (D + I**) amounts are qualified by the data point *Integrated Disclosure Subsection Type* which is in the same *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL* container as *Integrated Disclosure Section Type* = “Total Other Costs”.
- Because there are five subtotals, five instances of the *INTEGRATED DISCLOSURE SUBSECTION PAYMENT* container are required. This container groups the data points representing the payment amount, payor, and timing.

9.1.2 | 9.1.3 SPLIT DISCLOSURE – SELLER ONLY

For the Split Disclosure-Seller Only form type, only the Seller-Paid columns are included, so it is only the Seller-Paid amounts that are totaled, as shown in the figure below. The subtotals line is not needed in this case. Since Lender Credits apply only to Borrower-Paid costs, the Lender Credits line item (9.3) is also excluded.

	Seller-Paid			
	At Closing		Before Closing	
9.1 (S) **J. TOTAL CLOSING COSTS (Seller-Paid)**	9.1.2(S)	$12,800.00	9.1.3(S)	$750.00

Figure 109. Split Disclosure – Seller-Only

Split Disclosure – Seller-Only SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
9.1 (S)	**J. TOTAL CLOSING COSTS**	…DEAL_SETS/DEAL_SET/DEAL/LOANS/LOAN/DOCUMENT_SP	IntegratedDisclosureSubsectionType	Other	Used only for Closing Disclosure :

Split Disclosure – Seller-Only SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
		ECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/**INTEGRATED_DISCLOSURE_SECTION_SUMMARY**/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSubsectionTypeOtherDescription	TotalClosingCostsSellerOnly	Seller Only form type
First instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
9.1.2 (S)	**J. TOTAL CLOSING COSTS – Seller-Paid At Closing ($)**	…INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	12800.00	Represented on form as "$12,800.00"
			IntegratedDisclosureSubsectionPaidByType	Seller	Represented on form as "Seller-Paid" column heading
			IntegratedDisclosureSubsectionPaymentTimingType	AtClosing	Represented on form as "At Closing" column heading
Second instance of INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT					
9.1.3 (S)	**J. TOTAL CLOSING COSTS – Seller-Paid Before Closing ($)**	…INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	750.00	Represented on form as "$750.00"
			IntegratedDisclosureSubsectionPaidByType	Seller	Represented on form as "Seller-Paid" column heading
			IntegratedDisclosureSubsectionPaymentTimingType	BeforeClosing	Represented on form as "Before Closing" column heading

FOR MORE INFORMATION

9.0 | 9.1 | 9.2 | 9.3 Reg §1026.38(h), pp. 80123, 80354, 80013; Cross reference to §1026.37(g)(6) pp. 80117, 80344, 79965-6.

10.0 CALCULATING CASH TO CLOSE

The Calculating Cash to Close table is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 10.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
10.0	Calculating Cash to Close Table	•	•		
10.0	Alternative Calculating Cash to Close Table				•

The **Calculating Cash to Close** table on the **Closing Disclosure** updates the amounts presented to the borrower on the **Loan Estimate.** The purpose of the table is to enable borrower(s) to see how costs have changed from estimate to the final disclosure. The Integrated Mortgage Disclosures regulation has defined two versions of the **Calculating Cash to Close** table depending on the purpose of the loan.

10.0 CALCULATION CASH TO CLOSE TABLE FORMAT

The version of the **Calculating Cash to Close** table that must be used with the Closing Disclosure Model Form consists of four columns and nine rows, as shown in the following figure. The first column itemizes the components of the **Cash to Close** calculation. The second column includes the estimated amounts of **Cash to Close** from the **Loan Estimate** rounded to the nearest dollar. The third column includes the actual **Final** amounts of the **Cash to Close** and its components without rounding. In both the second and the third columns, the amounts that increase the total **Cash to Close** amount are shown as positive numbers, and the amounts that reduce the total **Cash to Close** amount are shown as negative numbers. The fourth column indicates whether the actual amount is different from the estimated amount; and if so, explains the difference and provides cross-references to other relevant information disclosed on the **Closing Disclosure**, as applicable.

10.1 – 10. 9 LINE ITEM DEFINITIONS FOR THE FINAL AMOUNT

10.1 **Total Closing Costs (J)** – the same amount disclosed for **J. TOTAL CLOSING COSTS (Borrower-Paid)** (9.1.1) reduced by the amount of any lender credits (9.3.2).

10.2 **Closing Costs Paid Before Closing** - the total closing costs the borrower(s) paid before consummation of the transaction). This is the same amount disclosed for 9.2.3 of the **Total Closing Costs (Borrower-Paid)** table.

10.3 **Closing Costs Financed** - the amount of the closing costs to be paid from mortgage loan proceeds.

10.4 **Down Payment**/Funds from Borrower – Since the GSEs do not accept the Model form for refinances, this line item is always labeled **Down Payment.** Defined as the actual amount of the difference between the purchase price of the property and the loan amount, stated as a positive number.

10.5 **Deposit** - The value for **Deposit is** the amount from section **L. Paid Already by or on Behalf of Borrower at Closing** in the **Summaries of Transactions** table (12.1.1)**.**

10.6 **Funds for Borrower** – amount disbursed to the consumer or used at the consumer's discretion at consummation of the transaction.

10.7 **Seller Credits** - amount of funds given by the seller to the borrower(s) for generalized credits for closing costs or for allowances for items purchased separately (12.5), as distinguished from **Adjustments and Other Credits** (payments by the seller before closing). Disclosed as a negative number.

10.8 **Adjustments and Other Credits** - The total amount of the **Adjustments and Other Credits** disclosed in **Summaries of Transactions** due from the borrower at consummation.

10.9 **Cash to Close** - the sum totals of the amounts for the eight line items in the **Loan Estimate** and the **Final** columns of the **Cash to Close Table.**

Calculating Cash to Close	10.0 Use this table to see what has changed from your Loan Estimate.							
	Loan Estimate		**Final**		**Did this change?**			
10.1 Total Closing Costs (J)	10.1.1	**$8,054**	10.1.2	**$9,712.10**	10.1.3	**YES**	10.1.4 •	See **Total Loan Costs (D)** and **Total Other Costs (I)**
10.2 Closing Costs Paid Before Closing	10.2.1	**$0**	10.2.2	**-$29.80**	10.2.3	**YES**	10.2.4 •	You paid these Closing Costs **before closing**
10.3 Closing Costs Financed (Paid from your Loan Amount)	10.3.1	**$0**	10.3.2	**$0**	10.3.3	**NO**		
10.4 Down Payment/Funds from Borrower	10.4.1	**$18,000**	10.4.2	**$18,000.00**	10.4.3	**NO**		
10.5 Deposit	10.5.1	**-$10,000**	10.5.2	**-$10,000.00**	10.5.3	**NO**		
10.6 Funds for Borrower	10.6.1	**$0**	10.6.2	**$0**	10.6.3	**NO**		
10.7 Seller Credits	10.7.1	**$0**	10.7.2	**-$2,500.00**	10.7.3	**YES**	10.7.4 •	See Seller Credits in **Section L**
10.8 Adjustments and Other Credits	10.8.1	**$0**	10.8.2	**-$1,035.04**	10.8.3	**YES**	10.8.4 •	See details in **Sections K & L**
10.9 **Cash to Close**	10.9.1	**$16,050**	10.9.2	**$14,147.26**				

Figure 110. Calculating Cash to Close Table – Model Form and Split Disclosure – Borrower Only

With the exception of the **Cash to Close Totals (**10.9) which are described below, Cash to Close table line items are disclosed according to the following pattern (also illustrated in the figure above.) Disclose the cash to close line items in the order illustrated

1. Provide the applicable amount from the corresponding line item in the **Loan Estimate's Calculating Cash to Close** table.
2. Provide the final line item value from the Closing Disclosure.
3. Compare the values to determine if they are different (for reasons other than rounding).
   a. If not, disclose "NO" for **Did this change?**
   b. If yes, disclose "YES" for **Did this change**, and provide an explanation with form reference. If applicable, boilerplate text is included identifying violation of tolerance limits: "Increase exceeds legal limits by $____. See **Lender Credits** on p. 2." If a tolerance cure is required, it must be noted on the last line of the TOTAL CLOSING COSTS table as part of the **Lender Credits** line item description (9.3.1).

The data points supporting this pattern are grouped in *CASH TO CLOSE ITEM*, which repeats for each line item.

10.9 CASH TO CLOSE

The **Final** amount in the **Calculating Cash to Close** table should equal the amount disclosed for **Cash to Close from/to Borrower** (13.3.1) in the **Summaries of Transactions** table. A positive number is the amount that the borrower(s) must pay at consummation to complete the transaction. A negative number is the amount that the

borrower(s) will receive from the transaction at consummation. A result of zero means that the borrower(s) neither paid nor received any amount from the transaction at consummation. The Cash to Close line item does not require a comparison of the Loan Estimate and Final values.

The following table shows the data points used in support of the **Cash to Close Table**.

Calculating Cash to Close Table – Model Form and Split Disclosure – Borrower Only SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of CASH_TO_CLOSE_ITEM					
10.1.3	**Did this change?**	…/DOCUMENT/DEAL_SETS/DEAL/SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	Represented as "YES" on form
10.1.4	*If yes…*		IntegratedDisclosureCashToCloseItemChangeDescription	See Total Loan Costs (D) and Total Other Costs (I)	
10.1.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	8054.00	Represented on form as "$8,054.00"
10.1.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	9712.10	Represented on form as "$9,712.10"
10.1	**Total Closing Costs (J)**		IntegratedDisclosureCashToCloseItemType	TotalClosingCosts	Represented on form as **"Total Closing Costs (J)"**
Second Instance of CASH_TO_CLOSE_ITEM					
10.2.3	**Did this change?**	…/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	Represented on form as "YES"
10.2.4	*If yes…*		IntegratedDisclosureCashToCloseItemChangeDescription	You paid these Closing Costs before closing	
10.2.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	Represented on form as "0"
10.2.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	29.80	Represented on form as "-$29.80"
10.2	**Closing Costs Paid Before Closing**		IntegratedDisclosureCashToCloseItemType	ClosingCostsPaidBeforeClosing	Represented on form as "Closing Costs Paid Before Closing"
Third Instance of CASH_TO_CLOSE_ITEM					
10.3.3	**Did this change?**	…/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	false	Represented as "NO" on form

Calculating Cash to Close Table – Model Form and Split Disclosure – Borrower Only SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
10.3.4	*If yes…*		IntegratedDisclosureCashToCloseItemChangeDescription	N/A	
10.3.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	Represented on form as "$0"
10.3.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	0.00	Represented on form as "$0.00"
10.3	**Closing Costs Financed (Paid from your Loan Amount)**		IntegratedDisclosureCashToCloseItemType	ClosingCostsFinanced	Formatting for form required
Fourth Instance of CASH_TO_CLOSE_ITEM					
10.4.3	**Did this change?**	…/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	false	Represented on form as "NO"
10.4.4	*If yes…*		*IntegratedDisclosureCashToCloseItemChangeDescription*	N/A	
10.4.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	18000.00	Represented on form as "$18,000.00"
10.4.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	18000.00	Represented on form as "$18,000.00"
10.4	**Down Payment**		IntegratedDisclosureCashToCloseItemType	DownPayment	Represented on form as "Down Payment"
Fifth Instance of CASH_TO_CLOSE_ITEM					
10.5.3	**Did this change?**	…/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	false	Represented on form as "NO"
10.5.4	*If yes…*		*IntegratedDisclosureCashToCloseItemChangeDescription*	*N/A*	
10.5.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	10000.00	Represented on form as "-$10,000.00"
10.5.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	10000.00	Represented on form as "-$10,000.00"
10.5	**Deposit**		IntegratedDisclosureCashToCloseItemType	Deposit	Represented on form as "Deposit"

Calculating Cash to Close Table – Model Form and Split Disclosure – Borrower Only SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
Sixth Instance of CASH_TO_CLOSE_ITEM					
10.6.3	**Did this change?**	…/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	false	Represented as "NO" on form
10.6.4	*If yes…*		*IntegratedDisclosureCashToCloseItemChangeDescription*	*N/A*	
10.6.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	Represented on form as "$0"
10.6.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	0.00	Represented on form as "$0"
10.6	**Funds For Borrower**		IntegratedDisclosureCashToCloseItemType	FundsForBorrower	Represented as "Funds for Borrower" on form
Seventh Instance of CASH_TO_CLOSE_ITEM					
10.7.3	**Did this change?**	…/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	Represented on form as "YES"
10.7.4	*If yes…*		IntegratedDisclosureCashToCloseItemChangeDescription	See Seller Credits in Section L	
10.7.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	Represented on form as "$0"
10.7.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	2500.00	Represented on form as "-$2,500.00"
10.7	**Seller Credits**		IntegratedDisclosureCashToCloseItemType	SellerCredits	Represented on form as "Seller Credits"
Eighth Instance of CASH_TO_CLOSE_ITEM					
10.8.3	**Did this change?**	…/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	Represented on form as "YES"
10.8.4	*If yes…*		IntegratedDisclosureCashToCloseItemChangeDescription	See details in Sections K & L	
10.8.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	Represented on form as "$0"
10.8.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	1035.04	Represented on form as "-$1,035.04"

Calculating Cash to Close Table – Model Form and Split Disclosure – Borrower Only SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
10.8	**Adjustments and Other Credits**		IntegratedDisclosureCashToCloseItemType	AdjustmentsAndOtherCredits	Represented on form as "Adjustments and Other Credits"
Ninth Instance of CASH TO CLOSE ITEM					
10.9.1	**Cash to Close Loan Estimate**	…/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemEstimatedAmount	16054.00	Represented on form as "$16,054.00"
10.9	**Cash to Close**		IntegratedDisclosureCashToCloseItemType	CashToCloseTotal	Represented on form as "Cash to Close"
Tenth Instance of CASH TO CLOSE ITEM					
10.9.2	**Final**	…/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemFinalAmount	14147.26	Represented on form as "$14,147.26"
10.9	**Cash to Close Final**		IntegratedDisclosureCashToCloseItemType	CashToCloseTotal	Represented on form as "Cash to Close"

MAPPING GUIDANCE

Nine instances of the *CASH TO CLOSE ITEM* container are used to convey all line item content and totals for the **Calculating Cash to Close** table.

Each line within the section is identified using the data point *Integrated Disclosure Cash To Close Item Type* with the appropriate enumeration. The enumerations are the same as the required line item names. For each line item the amount from the **Loan Estimate** is represented using the *Integrated Disclosure Cash To Close Item Estimated Amount* and the **Final** amount is represented using the *Integrated Disclosure Cash To Close Item Final Amount.* The data point *Integrated Disclosure Cash To Close Item Amount Change Indicator* is used to answer the question "**Did this change?**" and if the amount has changed, the *Integrated Disclosure Cash To Close Item Amount Change Description* is used to describe the change.

The totals within the section are identified using the data point *Integrated Disclosure Cash To Close Item Type* equal to "*Cash To Close Total*". An alternative mapping for the Total lines would be to include both *Integrated Disclosure Cash To Close Item Estimated Amount* and *Integrated Disclosure Cash To Close Item Final Amount* in the same container as *Integrated Disclosure Cash To Close Item Type = "*Cash to Close Total*".* However, since the Alternative Calculating Cash to Close table mapping requires the Estimate and Final amounts to be in separate containers, that same mapping approach is used here for consistency.

Representing the data in this section will require nine repeats of the *CASH TO CLOSE ITEM* container. The section requires that amounts be zero filled if no value is present. Per the Regulation, dollar amounts from the Loan Estimate are to be rounded to the nearest dollar, and the final dollar amounts are to be displayed with 2 decimals.

FOR MORE INFORMATION

10.0: Reg §1026.38(i), pp. 80123, 80014-16.

10.*n*.1 -10.*n*.4: Reg §1026.38(i)-1, 2, 3, 4, pp. 80354-55

10.1: Reg §1026.38(i)(1), pp. 80123-24, 80013-16; 10.1.3 -10.1.4: Reg §1026.38(i)(1)-1, p. 80355; 1026.38(i)(1)(iii)(A)-1, 2, p. 80017.

10.2: Reg §1026.38(i)(2), pp. 80124, 80017; 10.2.1: Reg §1026.38(i)(2)(i)-1, p. 80355; 10.2.2: Reg §1026.38(i)(2)(iii)(B)-1, p. 80355.

10.3: Reg §1026.38(i)(3), pp. 80124, 80017.

10.4: Reg §1026.38(i)(4), pp. 80124, 80017-18; 10.4.2: Reg §1026. 38(i)(4)(ii)(A)-1, p. 80355; 10.4.4: Reg §1026. 38(i)(4)(iii)(A)-1, p. 80355.

10.5: Reg §1026.38(i)(5), pp. 80124, 80018; 10.5.2: Reg §1026. 38(i)(5)-1, p. 80355.

10.6: Reg §1026.38(i)(6), pp. 80124, 80018; 10.6.2: Reg §1026. 38(i)(6)(ii)-1, p. 80355.

10.7: Reg §1026.38(i)(7), pp. 80124-25, 80018-19; 10.7.2: Reg §1026. 38(i)(7)(ii)-1, p. 80355.

10.8: Reg §1026.38(i)(8), pp. 80125, 80019; 10.8.2: Reg §1026. 38(i)(8)(ii)-1, p. 80355.

10.9: Reg §1026.38(i)(9), pp. 80125, 80019; 10.9.2: Reg §1026. 38(i)(9)(ii)-1, 2, p. 80355.

10.0 - ALTERNATIVE CALCULATING CASH TO CLOSE TABLE FORMAT

The Regulation provides an optional streamlined **Alternative Calculating Cash to Close** table (**Alternative table**) for transactions without a seller, because the level of detail in the **Calculating Cash To Close** table required for a purchase transaction may not be necessary. By Regulation, the **Alternative table** must be used in the **Closing Disclosure** if it was provided on the **Loan Estimate** associated with the transaction**.** All UCD files representing non-seller transactions that are submitted to the GSEs must use the Alternative table.

The Alternative version of the **Calculating Cash to Close** table that must be used with the Closing Disclosure Alternate Form consists of four columns and five rows, as shown in the following figure. The first column itemizes the components of the **Cash to Close** calculation. The second column includes the estimated amounts of **Cash to Close** from the **Loan Estimate**. The third column includes the actual amounts of the **Cash to Close** and its components without rounding. In both the second and the third columns, the amounts that increase the total **Cash to Close** amount are shown as positive numbers, and the amounts that reduce the total **Cash to Close** amount are shown as negative numbers. The fourth column indicates whether the actual amount is different from the estimated amount; and if so, explains the difference and provides cross-references to other relevant information disclosed on the **Closing Disclosure**, as applicable.

10.1 – 10.11 LINE ITEM DEFINITIONS FOR THE FINAL AMOUNT

10.10 **Loan Amount** - the principal amount of the credit being extended to the borrower(s).

10.1 **Total Closing Costs (J)** - The amount from **J. TOTAL CLOSING COSTS (Borrower-Paid)** (9.1.1) on the **Closing Disclosure** reduced by the amount of the disclosed **Lender Credits** (9.3.2). This is represented in the **Alternative Calculating Cash to Close** table as a negative number.

10.2 **Closing Costs Paid Before Closing** - the total closing costs the borrower(s) paid before consummation of the transaction). Equal to the value from 9.2.3 of the **Total Closing Costs (Borrower-Paid)** table.

10.11 **Total Payoffs and Payments (K) -** the total of all payments to third parties as part of the transaction not otherwise disclosed in the **Loan Costs** or **Other Costs** tables. Equal to the total amount (25.2.1) from **the Payoffs and Payments** table.

10.9 **Cash to Close** - the sum totals of the amounts for the four line items in the **Loan Estimate** and the **Final** columns of the **Alternative Cash to Close Table.** Includes **From / To Borrower** check boxes for both the **Loan Estimate** and **Final** amounts.

10.3 **Closing Costs Financed** - the amount of the closing costs to be paid from mortgage loan proceeds. Included in the **Alternative Calculating Cash to Close** table but is not part of the calculation, so excludes comparison with **Loan Estimate**. Equal to the **Loan Amount** (10.10) less [**Total Payoffs and Payments** plus **J. TOTAL CLOSING COSTS (Borrower-Paid) Before Closing**], but is disclosed only to the extent that the calculation results in a positive amount no greater, and only up, to the total amount of closing costs disclosed in **J. TOTAL CLOSING COSTS (Borrower-Paid)**.

Calculating Cash to Close	10.0 **(Alternative)** Use this table to see what has changed from your Loan Estimate.						
	Loan Estimate		**Final**		**Did this change?**		
10.10 Loan Amount	10.10.1	$150,000	10.10.2	$150,000.00	10.10.3	NO	10.10.4
10.1 Total Closing Costs (J)	10.1.1	-$5,099	10.1.2	-$5,757.57	10.1.3	YES	10.1.4 • See **Total Loan Costs (D)** and **Total Other Costs (I)**
10.2 Closing Costs Paid Before Closing	10.2.1	$0	10.2.2	$435.00	10.2.3	YES	10.2.4 • You paid these Closing Costs **before closing**
10.11 Total Payoffs and Payments (K)	10.11.1	-120,000	10.11.2	-$115,000.00	10.11.3	YES	10.11.4 •See Payoffs and Payments **(K)**
10.9 **Cash to Close**	10.9.1	$24,901	10.9.2	$29,677.43			
	10.9.3☐From☒To Borrower		10.9.4☐From☒To Borrower		10.3 Closing Costs Financed (Paid from your Loan Amount)		10.3.2 $5,322.57

Figure 111. Alternative Calculating Cash to Close Table

With the exception of the **Cash to Close Totals (**10.9) and **Closing Costs Financed** (which are described below, Alternative Cash to Close table line items are disclosed according to the following pattern (also illustrated in the figure above.)

1. Disclose the cash to close line items in the order illustrated
2. Provide the applicable amount from the corresponding line item in the **Loan Estimate's Calculating Cash to Close** table.
3. Provide the final line item value from the Closing Disclosure.
4. Compare the values to determine if they are different (for reasons other than rounding).
    a. If not, disclose "NO" for **Did this change?**
    b. If yes, disclose "YES" for **Did this change**, and provide an explanation with form reference. If applicable, boilerplate text is included identifying violation of tolerance limits: "Increase exceeds legal limits by $____. See **Lender Credits** on p. 2." If a tolerance cure is required it must be noted on the last line of the TOTAL CLOSING COSTS table as part of the **Lender Credits** line item description (9.3.1).

The data points supporting this pattern are grouped in CASH TO CLOSE ITEM, which repeats for each line item.

10.9 CASH TO CLOSE

The Cash to Close line item does not require a comparison of the Loan Estimate and Final values. It provides the totals of all line items for the **Loan Estimate** column and the **Final** column. The Alternative Cash to Close table also requires an indication of whether these total amounts are due to or from the borrower (10A.9.3 | 10A.9.4).

10.3 CLOSING COSTS FINANCED

The Closing Costs Financed line item does not require a comparison of the Loan Estimate and Final values in the Alternative Cash to Close table.

The following table shows the data points used in support of the **Cash to Close Table**.

10A.0 Alternative Calculating Cash to Close Table SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of CASH TO CLOSE ITEM					
10.10.3	**Did this change?**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/CASH_TO_CLOSE_ITEMS/CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	false	Represented as “NO” on form
10.10.4	*If yes*		IntegratedDisclosureCashToCloseItemChangeDescription	Your Loan Amount Did Not Change	
10.10.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	150000.00	Represented as “$150,000.00” on form
10.10.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	150000.00	Represented as “$150,000.00” on form
10.10	**Loan Amount**		IntegratedDisclosureCashToCloseItemType	LoanAmount	Represented as “Loan Amount” on form
Second Instance of CASH TO CLOSE ITEM					
10.1.3	**Did this change?**	.../CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	Represented as “YES” on form
10.1.4	*If yes*		IntegratedDisclosureCashToCloseItemChangeDescription	See Total Loan Costs (D) and Total Other Costs (I)	
10.1.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	5099.00	Represented on form as “-$5,099.00”
10.1.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	5757.57	Represented on form as “-$5,757.57”
10.1	**Total Closing Costs (J)**		IntegratedDisclosureCashToCloseItemType	TotalClosingCosts	Represented on form as “Total Closing Costs (J)”
Third Instance of CASH TO CLOSE ITEM					
10.2.3	**Did this change?**	.../CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	Represented as “YES” on form
10.2.4	*If yes*		IntegratedDisclosureCashToCloseItemChangeDescription	You paid these Closing Costs before closing	

10A.0 Alternative Calculating Cash to Close Table SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
10.2.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	0.00	Represented on form as "$0"
10.2.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	435.00	Represented on form as "$435.00"
10.2	**Closing Costs Paid Before Closing**		IntegratedDisclosureCashToCloseItemType	ClosingCostsPaidBeforeClosing	Represented on form as "Closing Costs Paid Before Closing"
Fourth Instance of CASH TO CLOSE ITEM					
10.11.3	**Did this change?**	.../CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemAmountChangedIndicator	true	Represented on form as "YES"
10.11.4	*If yes*		IntegratedDisclosureCashToCloseItemChangeDescription	See Payoffs and Payments (K)	
10.11.1	**Loan Estimate**		IntegratedDisclosureCashToCloseItemEstimatedAmount	120000.00	Represented on form as "-$120,000.00"
10.11.2	**Final**		IntegratedDisclosureCashToCloseItemFinalAmount	115000.00	Represented on form as "-$115,000.00"
10.11	Total Payoffs and Payments (K)		IntegratedDisclosureCashToCloseItemType	TotalPayoffsAndPayments	Represented on form as "Total Payoffs and Payments (K)"
Fifth Instance of CASH_TO_CLOSE_ITEM					
10.9.1	**Loan Estimate Cash to Close**	.../CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemEstimatedAmount	24901.00	Represented on form as "$24,901.00"
10.9.3	☐From ☐To Borrower		IntegratedDisclosureCashToCloseItemPaymentType	ToBorrower	Represented as checked box "To" on form
10.9	Cash to Close		IntegratedDisclosureCashToCloseItemType	CashToCloseTotal	Represented as "Cash to Close" on form
Sixth Instance of CASH_TO_CLOSE_ITEM					
10.9.2	**Final Cash to Close**	.../CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemFinalAmount	29677.43	Represented on form as "$29,677.43"
10.9.4	☐From ☐To Borrower		IntegratedDisclosureCashToCloseItemPaymentType	ToBorrower	Represented as checked box "To" on form
10.9	Cash to Close		IntegratedDisclosureCashToCloseItemType	CashToCloseTotal	Represented as "Cash to Close" on form
Seventh Instance of CASH_TO_CLOSE_ITEM					
10.3.2	Closing Costs Financed (Paid from your Loan Amount) _____	.../CASH_TO_CLOSE_ITEM	IntegratedDisclosureCashToCloseItemFinalAmount	5322.57	Represented on form as "$5,322.57"

10A.0 Alternative Calculating Cash to Close Table SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
10.3	Closing Costs Financed (Paid from your Loan Amount)		IntegratedDisclosureCashToCloseItemType	ClosingCostsFinanced	Represented as "Closing Costs Financed (Paid from your Loan Amount) on form

MAPPING GUIDANCE

- Representing the data in this section requires seven instances of the *CASH TO CLOSE ITEM* container. The section requires that amounts be zero filled if no value is present.
- The additional data point *Integrated Disclosure Cash To Close Item Payment Type* is used to indicate whether the total is due from or to the borrower.

FOR MORE INFORMATION

10.0: Reg §1026.38(e), pp. 80121, 80351-52, 80006-7; Ex. H-25(F), p. 80192; Ex. H-25(G), p. .

10.10: Reg §1026.38(e)(1), p. 80121; 38(e)(1)-1, p. 80352

10.1: Reg §1026.38(e)(2), p. 80121; 38(e)(2)(i)-1, pp. 80352; 10.1.3 | 10.1.4: Reg §1026.38(e)(2)(iii)(A)-1, 2, p. 80352.

10.2: Reg §1026.38(e)(3), p. 80122; 10.2.1: Reg §1026.38(e)(3)(i)-1, p. 80352; 10.2.2: Reg §1026.38(e)(3)(iii)(B)-1, p. 80352.

10.11: Reg §1026.38(e)(4), p. 80122.

10.9.3 | 10.9.4: Reg §1026.38(e)(5), p. 80122.

10.3: Reg §1026.38(e)(6), p. 80122.

11.0 – 16.0 - SUMMARIES OF TRANSACTIONS

The **Summaries of Transactions** table (**SOT**) is included in the following **Closing Disclosure** form types. The Alternate Form column is shaded out because **SOT** is only used with purchase transactions.

Closing Disclosure Form Types and Summaries of Transactions Table					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
11.0	K. Due from Borrower at Closing	•	•		
12.0	L. Paid Already by or on Behalf of Borrower at Closing	•	•		
13.0	CALCULATION	•	•		
14.0	M. Due to Seller at Closing	•		•	
15.0	N. Due from Seller at Closing	•		•	
16.0	CALCULATION	•		•	

Figure 112. Closing Disclosure Form Types and Summaries of Transactions Table

As illustrated above, the entire **SOT** is included in the Closing Disclosure when using the Model Form. If using a Split Disclosure, only the Borrower Sections (11.0 - 13.0) are disclosed on the disclosure to the borrower, and only the Seller Sections (14.0 -16.0) are disclosed on the disclosure to the seller.

SOT provides a reconciliation of the borrower's and seller's transaction details in order to arrive at the calculations of the amounts due to or from the Borrower(s) and Seller(s) at closing. As illustrated by the following figure, two separate tables are disclosed in **SOT**, each with three subsections.

BORROWER'S TRANSACTION	
11.0 **K. Due from Borrower at Closing**	$
12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	$
13.0 **CALCULATION**	
13.3 **Cash to Close ☐From ☐To Borrower**	$

SELLER'S TRANSACTION	
14.0 **M. Due to Seller at Closing**	$
15.0 **N. Due from Seller at Closing**	$
16.0 **CALCULATION**	
16.3 **Cash to Close ☐From ☐To Seller**	$

TOTALS AND SUBTOTALS

The first, **BORROWER'S TRANSACTION**, (Borrower's side) includes two subtotals:

1. Sum of items **Due from the Borrower(s) at Closing (K) and**
2. Sum of items **Paid Already by or on Behalf of the Borrower(s) at Closing (L).**

The **CALCULATION** section determines the total amount due to or from the borrower(s) at closing, calculated as the difference between sections **K** and **L**. This amount must equal the **Calculating Cash To Close** table final amount. If **K** > **L**, then money is required from the Borrower and the "From Borrower" box is checked.

The second, **SELLER'S TRANSACTION**, (Seller's side) includes two similar subtotals:

1. Sum of items **Due to the Seller(s) at Closing (M)** and
2. Sum of items **Due from the Seller(s) at Closing (N).**

The **CALCULATION** section determines the total amount due to or from the seller(s) at closing, calculated as the difference between **(M)** and **(N)**. If the result of this calculation is a positive number, **Cash to Close** is due **To** the **Seller**(s). If **N** > **M**, then money is required from the Seller and the "From Seller" box is checked.

LINE ITEMS

As illustrated below, the line items in each section (**K, L, M** and **N**) sum up to the subtotal disclosed in the gray section heading bar.

Borrower side and Seller side line Items linked with an equals sign (=) highlighted in yellow should have identical amounts. (Note that in practice, these line items may not be right next to each other on a completed form.)

All line items under 11.0 **K** should have a corresponding, equal item under 14.0 **M.** The only exception to this would be if there are recorded adjustments that are not between the borrower and the seller.

Items under 12.0 **L** that represent direct exchanges between the borrower and the seller (the **Existing Loan(s) Assumed…, Seller Credit,** and **Adjustments for Items Unpaid by Seller** lines) should have a corresponding, equal item under 15.0 **N.** If there is a notational line item on the borrower's side about the borrower's payment of a seller lien, this should also appear on the seller's side.

Summaries of Transactions (11.0 – 16.0) Use this table to see a summary of your transaction

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
11.0 **K. Due from Borrower at Closing**	11.0.1	$252,347.30		14.0 **M. Due to Seller at Closing**	14.0.1	$240,180.00
0111.1 Sale Price of Property	11.1.1	$240,000.00	=	0114.1 Sale Price of Property	14.1.1	$240,000.00
0211.2 Sale Price of Any Personal Property Included in Sale	11.2.1		=	0214.2 Sale Price of Any Personal Property Included in Sale	14.2.1	
0311.3 Closing Costs Paid at Closing (J)	11.3.1	$10,167.30				
0411.4 Credit Card Balance to Finance Bank	11.4.1	$2,000.00				
11.5 **Adjustments** *Only equal to 14.3 for adjustments between borrower and seller*	11.5.1		=	14.3 *Only equal to 11.5 for adjustments between borrower and seller*	14.3.1	
05 **Tenant Security Deposit**		$100.00	=	03 **Tenant Security Deposit**		$100.00
Adjustments for Items Paid by Seller in Advance				**Adjustments for Items Paid by Seller in Advance**		
0811.6 City/Town Taxes **4/15/14 to 4/30/14**	11.6.1	$50.00	=	0914.4 City/Town Taxes **4/15/14 to 4/30/14**	14.4.1	$50.00
0911.7 County Taxes __ to __	11.7.1		=	1014.5 County Taxes __ to __	14.5.1	
1011.8 Assessments __ to __	11.8.1		=	1114.6 Assessments __ to __	14.6.1	
1111.9 **HOA Dues 4/15/14 to 4/30/14**	11.9.1	$30.00	=	1214.7 **HOA Dues 4/15/14 to 4/30/14**	14.7.1	$30.00
12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	12.0.1	$227,015.00		15.0 **N. Due from Seller at Closing**	15.0.1	$129,065.00
0112.1 Deposit	12.1.1	$10,000.00		0115.1 Excess Deposit	15.1.1	$1,000.00
0212.2 Loan Amount	12.2.1	$211,000.00		0215.2 Closing Costs Paid at Closing (J)	15.2.1	$12,800.00
0312.3 Existing Loan(s) Assumed or Taken Subject to	12.3.1		=	0315.3 Existing Loan(s) Assumed or Taken Subject to	15.3.1	
0412.4 **Second Loan (Principal Balance $10,000)**	12.4.1	$2,000.00		0415.4 Payoff of First Mortgage Loan	15.4.1	$100,000.00
				0515.5 Payoff of Second Mortgage Loan	15.5.1	$5,000,00
				0615.6 **Deferred Student Loan**		
05 **Satisfaction of Junior Lien ($5,000 POC Borrower)**			=	07 **Satisfaction of Junior Lien ($5,000 POC Borrower)**	15.8.1	$7,000.00
0612.5 Seller Credit	12.5.1	$2,500.00	=	0815.7 Seller Credit	15.7.1	$2,500.00
12.6 **Other Credits**	12.6.1					
07 **Rebate from Epsilon Title Company**		$750.00				
12.7 **Adjustments**	12.7.1			09 15.8 **Utility Escrow Holdback**		$300.00
07 **Relocation Funds from Employer, Inc.**		$300.00		10		
Adjustments for Items Unpaid by Seller				**Adjustments for Items Unpaid by Seller**		

1212.8 City/Town Taxes 4/15/14 to 4/30/14	12.8.1	$365.00	=	1415.9 City/Town Taxes 4/15/14 to 4/30/14	15.9.1	$365.00
1312.9 County Taxes __ to __	12.9.1		=	1515.10 County Taxes __ to __	15.10.1	
1412.10 Assessments __ to __	12.10.1		=	1615.11 Assessments __ to __	15.11.1	
1512.11 Utilities 4/15/14 to 4/30/14	12.11.1	$100.00	=	1715.12 Utilities 4/15/14 to 4/30/14	15.12.1	$100.00
13.0 CALCULATION				**16.0 CALCULATION**		
13.1 Total Due from Borrower at Closing (K)	13.1.1	$252,347.30		16.1 Total Due to Seller at Closing (M)	16.1.1	$240,180.00
13.2 Total Paid Already by or on Behalf of Borrower at Closing (L)	13.2.1	-$227,015.00		16.2 Total Due from Seller at Closing (N)	16.2.1	-$129,065.00
13.3 Cash to Close ☒From ☐To Borrower	13.3.1	$25,332.30		16.3 Cash to Close ☐From ☒To Seller	16.3.1	$111,115.00

Figure 113. Summaries of Transactions

MAPPING GUIDANCE

The following figure identifies the key MISMO structures containing groups of data points that are used to populate **SOT** line items. When a line item and amount on the Borrower's side has a corresponding equal line item on the Seller's side, the same data points are used and appear twice in the XML file, because the value of *Integrated Disclosure Section Type* within each structure is different. The *Integrated Disclosure Section Type* value indicates which side, section, and subsection of **SOT** the data points should populate.

- *INTEGRATED DISCLOSURE SECTION SUMMARY* and *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL* are used for totals for sections (**K, L, M** and **N**) and subsections (bold headings within each section).
- *LIABILITY* - In some cases, an exchange of funds occurring outside of the closing transaction must be disclosed. When this involves the satisfaction by the borrower of the borrower's external liability as a condition of receiving the loan, the line item is disclosed as 11.4 and identified by the value of *Liability Type.*

  In other cases, the borrower satisfies an external seller liability as a condition of the sale. These line items are disclosed as 12.4 and 15.8 using *Liability Description.* The liability and dollar amount are disclosed for information purposes only and the amount is not used in the determination of **Cash to Close**.
- *CLOSING ADJUSTMENT ITEM* - The **Adjustments** line items (11.5, 12.6, 14.3 and 15.6) are represented by data in the *CLOSING ADJUSTMENT ITEM* container. *CLOSING ADJUSTMENT ITEM* repeats for each line item with the value of *Closing Adjustment Item Type* identifying the adjustment item.

  Any adjustment having to do with borrower funds from a related transaction--for example, proceeds from a subordinate lien--are disclosed in 12.4 using the value of *Closing Adjustment Item Type.*
- *PRORATION ITEM* - The line items for **Adjustments for Items Paid by Seller In Advance** (in sections **K** and **M**) and **Adjustments for Items Unpaid by Seller** (in sections **L** and **N**) are represented by data in the *PRORATION ITEM* container. *PRORATION ITEM* repeats for each line item identified by the value of *Proration Item Type.*
- Line items not shown below are completed by discrete data points.

BORROWER'S TRANSACTION	SELLER'S TRANSACTION
11.0 **K. Due from Borrower at Closing** $ *INTEGRATED DISCLOSURE SECTION SUMMARY*	14.0 **M. Due to Seller at Closing** $ *INTEGRATED DISCLOSURE SECTION SUMMARY*
11.4 *LIABILITY*	
Adjustments *INTEGRATED DISCLOSURE SECTION SUMMARY*	14.3 *CLOSING ADJUSTMENT ITEM*
11.5 *CLOSING ADJUSTMENT ITEM*	

Adjustments for Items Paid by Seller in Advance *INTEGRATED DISCLOSURE SECTION SUMMARY*			**Adjustments for Items Paid by Seller in Advance** *INTEGRATED DISCLOSURE SECTION SUMMARY*	
11.6 – 11.9 *PRORATION ITEM*		=	11.6 – 11.9 11 *PRORATION ITEM*	$
12.0 **L. Paid Already by or on Behalf of Borrower at Closing** *INTEGRATED DISCLOSURE SECTION SUMMARY*	$		15.0 **N. Due from Seller at Closing** *INTEGRATED DISCLOSURE SECTION SUMMARY*	$
12.4 *CLOSING ADJUSTMENT ITEM | LIABILITY*			15.6 *LIABILITY*	
Other Credits *INTEGRATED DISCLOSURE SECTION SUMMARY*				
12.6 *CLOSING ADJUSTMENT ITEM*	$			
Adjustments *INTEGRATED DISCLOSURE SECTION SUMMARY*			15.8 *CLOSING ADJUSTMENT ITEM* and *LIABILITY*	
12.7 *CLOSING ADJUSTMENT ITEM*	$			
Adjustments for Items Unpaid by Seller *INTEGRATED DISCLOSURE SECTION SUMMARY*			**Adjustments for Items Unpaid by Seller** *INTEGRATED DISCLOSURE SECTION SUMMARY*	
12.8 – 12.11 *PRORATION ITEM*	$	=	15.9 – 15.12 *PRORATION ITEM*	$

Figure 114. SOT – Supporting MISMO Structures

FOR MORE INFORMATION

Summaries of Transactions: Reg §1026.38(j) and (k) pp.80019-20.

BORROWER'S TRANSACTION: Reg §1026.38(j) pp. 80356-7, 80125, 80021-22; 38(j)(4) pp. 80126, 80358, 80023.

11.0: Reg §1026.38(j)(1) pp. 80125, 80357, 80021-22.

12.0: Reg §1026.38(j)(2) pp. 80125, 80357-8, 80022-23.

13.0: Reg §1026.38(j)(3) pp. 80125-6, 80358, 80023.

SELLER'S TRANSACTION: Reg §1026.38(k) pp. 80126, 80358, 80023-24; 38(k)(4) pp. 80126, 80025.

14.0: Reg §1026.38(k)(1) pp. 80126, 80024.

15.0: Reg §1026.38(k)(2) pp. 80126, 80358, 80024-25.

16.0: Reg §1026.38(k)(3) pp. 80126, 80025.

11.0 K. DUE FROM BORROWER AT CLOSING

The data included in **Section K** includes the **Sale Price of the Property**, the **Sale Price of Any Personal Property Included in the Sale**, the subtotal of the **Closing Costs** the Borrower is paying at closing, miscellaneous closing **Adjustment** items, and **Adjustments for Items Paid by Seller in Advance**.

Summaries of Transactions		
BORROWER'S TRANSACTION (11.0 – 13.0)		
11.0 **K. Due from Borrower at Closing**	11.0.1	$252,347.30
01 11.1 Sale Price of Property	11.1.1	$240,000.00
02 11.2 Sale Price of Any Personal Property Included in Sale	11.2.1	
03 11.3 Closing Costs Paid at Closing (J)	11.3.1	$10,167.30
04 11.4 **Credit Card Balance to Finance Bank**	11.4.1	$2,000.00
11.5 **Adjustments**	11.5.1	
05 **Tenant Security Deposit**		$100.00
07		
Adjustments for Items Paid by Seller in Advance		
08 11.6 City/Town Taxes **4/15/14 to 4/30/14**	11.6.1	$50.00
09 11.7 County Taxes __ to __	11.7.1	
10 11.8 Assessments __ to __	11.8.1	
11 11.9 **HOA Dues 4/15/14 to 4/30/14**	11.9.1	$30.00
13		

Figure 115. SOT Borrower's Side – K. Due from Borrower at Closing

The data points used to provide the Section **K** heading (11.0) and subtotal (11.0.1) are shown in the table below.

SOT Borrower's Side – K. Due from Borrower at Closing SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
11.0.1	**K. Due from Borrower at Closing ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	252347.30	Represented on form as "$252,347.30"
11.0	**K. Due from Borrower at Closing**		IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	Represented on form as "**K. Due from Borrower at Closing**"

11.1 | 11.2 SALE PRICE OF PROPERTY | SALE PRICE OF ANY PERSONAL PROPERTY INCLUDED

Summaries of Transactions

BORROWER'S TRANSACTION				**SELLER'S TRANSACTION**		
11.0 **K. Due from Borrower at Closing**	11.0.1	$252,347.30		14.0 **M. Due to Seller at Closing**	14.0.1	$240,180.00
01 11.1 Sale Price of Property	11.1.1	$240,000.00	=	01 14.1 Sale Price of Property	14.1.1	$240,000.00
02 11.2 Sale Price of Any Personal Property Included in Sale	11.2.1		=	02 14.2 Sale Price of Any Personal Property Included in Sale	14.2.1	

Figure 116. Sections K and M – Sale Price with No Personal Property

11.1 **Sale Price of Property** and 11.2 **Sale Price of any Personal Property Included in Sale** are also disclosed on the Seller side in section **M** (14.1 and 14.2)**.**

CONTRACT EITHER DOES NOT INCLUDE OR DOES NOT ITEMIZE PERSONAL PROPERTY

When the sales contract is for real property only and does not include personal property, or when the sales contract does include personal property but personal property is not itemized separately in the sales contract, the first two line items of Sections **K** are disclosed as illustrated in the preceding figure. The data points used to provide this information are shown in the table below.

Sections K 11.1 and 11.2 and M 14.1 and 14.2 – Sale Price with No Personal Property SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
11.2.1 | 14.2.1	**Sale Price of Any Personal Property Included in Sale ($)**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/SUBJECT_PROPERTY/SALES_CONTRACTS/SALES_CONTRACT/SALES_CONTRACT_DETAIL	PersonalPropertyIncludedIndicator	false	▪ When false, dollar amount left blank ▪ If true, dollar amount is blank if personal property is not separately itemized in sales contract
11.1 | 11.1.1 | 14.1 | 14.1.1	**Sale Price of Property ($)**		SalesContractAmount	240000.00	Represented on form as: ▪ "**Sale Price of Property**" ▪ "$240,000.00"

CONTRACT ITEMIZES REAL AND PERSONAL PROPERTY AMOUNTS

When the sales contract specifies discrete amounts for real and personal property, then each amount is included and presented on the form as illustrated in the following figure. Personal property is defined by State law, but could include such items as carpets, drapes, and appliances. The data points used to provide this information are shown in the table below.

Summaries of Transactions — Use this table to see a summary of your transaction

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
11.0 **K. Due from Borrower at Closing**	11.0.1	$252,347.30		14.0 **M. Due to Seller at Closing**	14.0.1	$240,180.00
0111.1 Sale Price of Property	11.1.1	$237,000.00	=	0114.1 Sale Price of Property	14.1.1	$237,000.00
0211.2 Sale Price of Any Personal Property Included in Sale	11.2.1	$3,000.00	=	0214.2 Sale Price of Any Personal Property Included in Sale	14.2.1	$3,000.00

Figure 117. Sections K and M – Sale Price with Itemized Personal Property

Sections K 11.1 and 11.2 and M 14.1 and 14.2 – Sale Price with Itemized Personal Property SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
11.2 | 11.2.1 | 14.2 | 14.2.1	**Sale Price of Any Personal Property Included in Sale ($)**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/COLLATERALS/COLLATERAL/S	PersonalPropertyAmount	3000.00	Represented on form as: ▪ "Sale Price of Any Personal Property Included in Sale" ▪ "$3,000.00"

Sections K 11.1 and 11.2 and M 14.1 and 14.2 – Sale Price with Itemized Personal Property SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
11.2.1 | 14.2.1	**Sale Price of Any Personal Property Included in Sale ($)**	UBJECT_PROPERTY/SALES_CONTRACTS/SALES_CONTRACT/SALES_CONTRACT_DETAIL	PersonalPropertyIncludedIndicator	true	Dollar amount provided if personal property is separately itemized in sales contract
11.1 | 11.1.1 | 14.1 | 14.1.1	**Sale Price of Property ($)**		RealPropertyAmount	237000.00	Represented as "Sale Price of Property" and "$237,000.00"

MAPPING GUIDANCE

- Data in SALES CONTRACT DETAIL container within the PROPERTY structure is used to represent the value of the real property and personal property (if applicable) specified in the sales contract.
- Note that when personal property is included and itemized in the sale price, a different data point, *Real Property Amount*, must be provided in the XML file to populate 11.1 **Sale Price of Property**.

11.3 CLOSING COSTS PAID AT CLOSING (J)

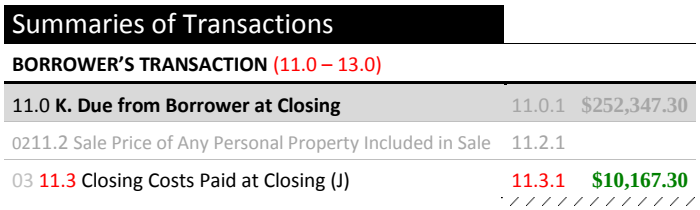


Figure 118. Section K - Closing Costs Paid At Closing (J)

The dollar amount for 11.3 **Closing Costs Paid at Closing** (J) is calculated as the 9.2.2 **Borrower-Paid At Closing** subtotal less the amount for 9.3.2 Lender Credits. The data points used to provide this information are shown in the table below.

11.3 Closing Costs Paid at Closing (J) SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
11.3	**Closing Costs Paid at Closing (J)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTE	IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	Not shown – Identifies section to which subsection belongs

11.3 Closing Costs Paid at Closing (J) SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
11.3	**Closing Costs Paid at Closing (J)**	GRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSubsectionType	ClosingCostsSubtotal	Represented on form as "Closing Costs Paid"
11.3.1	**Closing Costs Paid at Closing (J) ($)**	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	9667.30	Represented on form as "$9667.30"
11.3.1	11.0 K. **Due from Borrower at Closing**		IntegratedDisclosureSubsectionPaidByType	Buyer	Represented on form as "Due from Borrower"
11.3.1	11.0 K. Due from Borrower **at Closing**		IntegratedDisclosureSubsectionPaymentTimingType	AtClosing	Represented on form as "at Closing"

MAPPING GUIDANCE

In order to reduce the **Borrower-Paid At Closing** amount in disclosed in 9.2.2 **Closing Costs Subtotals (D + I)** by the amount of any lender credits, an additional instance of INTEGRATED_DISCLOSURE_SECTION_SUMMARY with *IntegratedDisclosureSectionType* = "*DueFromBorrowerAtClosing*" is used with an *IntegratedDisclosureSubsectionType* = "*ClosingCostsSubtotal*". The value provided for *IntegratedDisclosureSubsectionPaymentAmount* is reduced by the amount of lender credits.

11.4 BORROWER PAYOFFS AND PAYMENTS

In some cases, an exchange of funds occurring outside of the closing transaction must be disclosed. When this involves the satisfaction of the borrower's external liabilities as a condition of receiving the loan, the line item is disclosed as 11.4 and identified by the value of *Liability Type.* Examples include, but are not limited to: payoffs of existing liens secured by the property such as existing mortgages, deeds of trust, judgments that have attached to the real property, mechanics' and materialmans' liens, and local, State and Federal tax liens; payments of unsecured outstanding debts of the consumer; and payments to other third parties for outstanding debts of the consumer (but not for settlement services) as required to be paid as a condition for the extension of credit. **Example:** An example of the borrower's payment of a credit card balance is illustrated below.

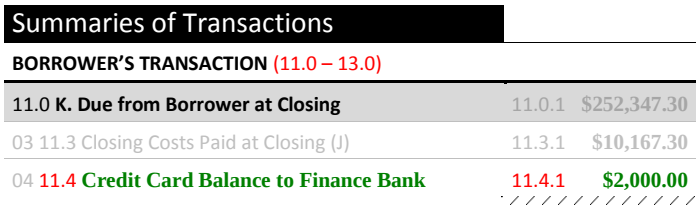


Figure 119. Section K - Closing Costs Paid At Closing (J)

Supporting data points are shown in the following table:

11.4 Borrower Payoffs and Payments SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
11.4	**Credit Card Balance**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL	LiabilityType	Open30DayChargeAccount	Represented on form as "Credit Card Balance"
			gse:DisplayLabelText	Credit Card Balance	
11.4.1	N/A - XML	.../LIABILITY/LIABILITY_DETAIL/EXTENSION/OTHER	gse:IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	Not Shown
11.4	Credit Card Balance **to** _____	.../LIABILITY/LIABILITY_HOLDER/NAME	FullName	Finance Bank	Represented on form as "to Finance Bank"
11.4.1	**Credit Card Balance** ($)	.../LIABILITY/PAYOFF	PayoffAmount	2000.00	Represented on form as "2,000.00"

MAPPING GUIDANCE

IntegratedDisclosureSubsectionType is not needed in this instance because 11.4 does not have a heading under Section **K**.

11.5 ADJUSTMENTS

Non-prorated items for which the Borrower is reimbursing the Seller at closing are disclosed under the heading **Adjustments**, as illustrated in the preceding figure. **Examples** include the balance in the seller's reserve account held in connection with an existing loan (if assigned to the borrower(s) in a loan assumption), any rent the borrower would collect after closing for a time period prior to closing and the treatment of any tenant security deposit.

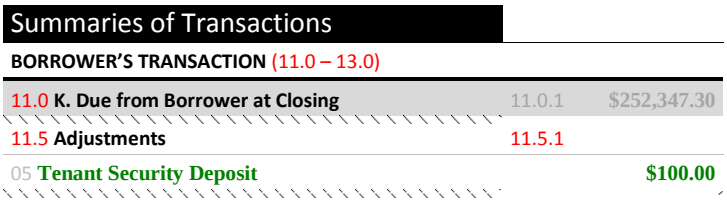


Figure 120. Section K - Adjustments to Items Due from Borrower at Closing

Additionally, the description and amount of any other items owed by the borrower(s) at closing that were not already disclosed in the **Loan Costs** or **Other Costs** tables, or section **K** must be disclosed. **Examples** include outstanding real estate property taxes. These items do not have a corresponding equal item on the Seller side.

The data points used to provide this information are shown in the table below.

11.5 Adjustments to Items Due from Borrower at Closing SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
11.5		.../DOCUMENT/DEAL_SETS/DEAL_SET	ClosingAdjustmentItemType	TenantSecurityDeposit	Represented on form as "Tenant Security Deposit"

11.5 Adjustments to Items Due from Borrower at Closing SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
	Tenant Security Deposit	/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	gse:DisplayLabelText	Tenant Security Deposit	
11.5.1	**Tenant Security Deposit** ($)		ClosingAdjustmentItemAmount	100.00	Represented on the form as $100.00
11.5.1	N/A		ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	Not Shown
11.5	N/A - XML		IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	Not Shown
11.5	N/A - XML		IntegratedDisclosureSubsectionType	Adjustments	Not Shown

MAPPING GUIDANCE

Only one **Adjustment** item is shown in the illustration. If additional adjustment items exist, the *CLOSING ADJUSTMENT ITEM* container repeats.

11.6 – 11.9 ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE

Under the heading "**Adjustments for Items Paid by Seller in Advance"** the lender must disclose amounts of any item paid in advance due from the borrower(s) to reimburse the seller(s) at closing, prorated for the time period corresponding to each amount. Prepaid items include city, town, or county taxes, assessments, and any additional items paid by the seller prior to closing that are due from the borrower(s) at closing.

Summaries of Transactions Use this table to see a summary of your transaction

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
11.0 K. Due from Borrower at Closing	11.0.1	$252,347.30		14.0 M. Due to Seller at Closing	14.0.1	$240,180.00
05 Tenant Security Deposit		$100.00	=	03 Tenant Security Deposit		$100.00
Adjustments for Items Paid by Seller in Advance				**Adjustments for Items Paid by Seller in Advance**		
0811.6 City/Town Taxes 4/15/14 to 4/30/14	11.6.1	$50.00	=	0914.4 City/Town Taxes 4/15/14 to 4/30/14	14.4.1	$50.00
0911.7 County Taxes __ to __	11.7.1		=	1014.5 County Taxes __ to __	14.5.1	
1011.8 Assessments __ to __	11.8.1		=	1114.6 Assessments __ to __	14.6.1	
1111.9 HOA Dues 4/15/14 to 4/30/14	11.9.1	$30.00	=	1214.7 HOA Dues 4/15/14 to 4/30/14	14.7.1	$30.00

Figure 121. Sections K and M - Adjustments for Items Paid by Seller in Advance

The Regulation specifies the order and contents of each of the first three line items that must appear in section **K** as shown in the preceding figure**.**

11.6 **City or Town Taxes** for which the seller has paid in advance, the start date and end date (inclusive) covered by the payment, and the total dollar amount.

11.7 **County Taxes** for which the seller has paid in advance, the start date and end date (inclusive) covered by the payment, and the total dollar amount.

11.8 **Assessments** for which the seller has paid in advance, the start date and end date (inclusive) covered by the payment, and the total dollar amount.

11.9 For **items not already predefined** on the **Closing Disclosure** for which the seller has paid in advance, the start and end date (inclusive) covered by the payment, and the total dollar amount. **Examples** include but are not limited to: other taxes (State, district, and so forth), flood and hazard insurance premiums with separate payees and separate payment dates, prepaid MI in loan assumptions, association special assessments (Homeowners, Condominium or Cooperative), seller-owned fuel or other supplies and ground rent.

The data points used to provide this information are shown in the table below.

Section K - Adjustments for Items Paid by Seller in Advance SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PRORATION_ITEM					
11.6	N/A – XML	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/PRORATION_ITEMS/PRORATION_ITEM	IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	Not Shown
11.6	N/A - XML		IntegratedDisclosureSubsectionType	AdjustmentsForItemsPaidBySellerInAdvance	Not Shown
11.6.1	**City/Town Taxes** ($)		ProrationItemAmount	50.00	Represented as “50.00” on form
11.6	City/Town Taxes **DD/MM/YYYY** to DD/MM/YYYY		ProrationItemPaidFromDate	2014-04-15	Represented as “4/15/2014” on form
11.6	City/Town Taxes DD/MM/YYYY **to DD/MM/YYYY**		ProrationItemPaidThroughDate	2014-04-30	Represented as “4/30/2014” on form
11.6	**City/Town Taxes**		ProrationItemType	TownPropertyTax	Represented as “City/Town Taxes” on form
Second Instance of PRORATION_ITEM					
11.9	N/A – XML	…/PRORATION_ITEM	IntegratedDisclosureSectionType	DueFromBorrowerAtClosing	Not Shown
11.9	N/A - XML		IntegratedDisclosureSubsectionType	AdjustmentsForItemsPaidBySellerInAdvance	Not Shown
11.9.1	**HOA Dues**		ProrationItemAmount	30.00	Represented as “30.00” on form
11.9	HOA Dues **DD/MM/YYYY** to DD/MM/YYYY		ProrationItemPaidFromDate	2014-04-15	Represented as “4/15/2014” on form
11.9	HOA Dues DD/MM/YYYY **to DD/MM/YYYY**		ProrationItemPaidThroughDate	2014-04-30	Represented as “4/30/2014” on form
11.9	**HOA Dues**		ProrationItemType	HomeownersAssociationDues	Represented as “HOA Dues” on form
			gse:DisplayLabelText	HOA Dues	

MAPPING GUIDANCE

In the example above, only two line items are shown. If additional items are needed to support the transaction, PRORATION_ITEM may repeat for each instance.

FOR MORE INFORMATION

11.0 | 11.0.1 Reg §1026.38(j)(1)(i), pp. 80125, 80357, 80021.

11.1 Reg §1026.38(j)(1)(ii), pp. 80125, 80357, 80021.

11.2 Reg §1026.38(j)(1)(iii), pp. 80125, 80357, 80021.

11.3 Reg §1026.38(j)(1)(iv), pp. 80125, 80021.

11.4 | 11.5 Reg §1026.38(j)(1)(v), pp. 80125, 80357, 80021.

11.6 Reg §1026.38(j)(1)(vi) and (vii), pp. 80125, 80021.

11.7 Reg §1026.38(j)(1)(viii), pp. 80125, 80021.

11.8 Reg §1026.38(j)(1)(ix), pp. 80125, 80021.

11.9 Reg §1026.38(j)(1)(x), pp. 80125, 80357, 80021.

12.0 L. PAID ALREADY BY OR ON BEHALF OF BORROWER AT CLOSING

The data included in section **L. Paid Already by or on Behalf of Borrower at Closing** (**Section L**) includes the **Deposit, Loan Amount** or **Assumption Amount, Subordinate Loan Amounts** (if applicable), **Seller** and **Other Credits**, miscellaneous closing **Adjustments**, and **Adjustments for Items Unpaid by** the **Seller** at closing.

Summaries of Transactions

BORROWER'S TRANSACTION

12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	12.0.1	$227,015.00
01 12.1 Deposit	12.1.1	$10,000.00
02 12.2 Loan Amount	12.2.1	$211,000.00
03 12.3 Existing Loan(s) Assumed or Taken Subject to	12.3.1	
04 12.4 **Second Loan (Principal Balance $10,000)**	12.4.1	$2,000.00
05 **Satisfaction of Junior Lien ($5,000 POC Borrower)**		
06 12.5 Seller Credit	12.5.1	$2,500.00
12.6 **Other Credits**	12.6.1	
07 **Rebate from Epsilon Title Co.**		$750.00
12.7 **Adjustments**	12.7.1	
08 **Relocation Funds from Employer, Inc.**		$300.00
Adjustments for Items Unpaid by Seller		
12 12.8 City/Town Taxes **1/1/14** to **4/14/14**	12.8.1	$365.00
13 12.9 County Taxes __ to __	12.9.1	
14 12.10 Assessments __ to __	12.10.1	
15 12.11 **Utilities 1/1/14** to **4/14/14**	12.11.1	$100.00
16		

Figure 122. SOT Borrower's Side – Paid Already by or on Behalf of Borrower at Closing

The data points used to provide the Section L heading (12.0) and subtotal (12.0.1) are shown in the table below.

SOT Borrower's Side – Paid Already by or on Behalf of Borrower at Closing SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.0.1	**L. Paid Already by or on Behalf of Borrower at Closing** ($)	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	227,015.00	Represented on form as "$227,015.00"
12.0	**L. Paid Already by or on Behalf of Borrower at Closing**		IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	Represented on form as "**L. Paid Already by or on Behalf of Borrower at Closing**"

12.1 DEPOSIT

The total of any deposit amount that is paid to the seller, or held in trust or escrow by an attorney or other party under the terms of the sales contract, is presented on the form as illustrated in the following figure. The data points used to provide this information are shown in the table below.

If the borrower's deposit has been applied toward a charge for a closing cost, the amount applied should not be included here, but instead should be shown on the appropriate line for the closing cost in either the **Loan Costs** or **Other Costs** tables, designated as **Borrower-Paid Before Closing**.

The deposit amount value provided in Section **L** should equal the amount provided for 10.5 **Deposit** in the **Calculating Cash to Close** table. There is no corresponding entry on the Seller side of **Summaries of Transactions** (**SOT**).

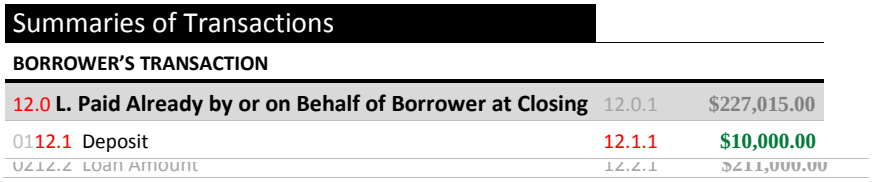


Figure 123. Section L – Deposit

Section L – Deposit SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.1.1	**Deposit** ($)	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_COST_FUNDS/CLOSING_COST_FUND	ClosingCostFundAmount	10000.00	Represented on form as "$10,000.00"
12.1	**Deposit**		FundsType	DepositOnSalesContract	Represented on form as "Deposit"
12.1	N/A - XML		IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	Not Shown

12.2 | 12.3 LOAN AMOUNT | EXISTING LOAN(S) ASSUMED OR TAKEN SUBJECT TO

Section L of the **BORROWER'S TRANSACTION** table requires disclosure of the amount of either:

1. The borrower's new loan as the **Loan Amount** or
2. Any existing loans the borrower is assuming or any "subject to" loan to which the consumer is taking title as **Existing Loan(s) Assumed or Taken Subject to.**

12.2 LOAN AMOUNT

A new loan is presented on the form as illustrated in the following figure. The data points used to provide this information are shown in the table below. Note there is not a corresponding entry in **SOT** Section **N**.

Summaries of Transactions

BORROWER'S TRANSACTION		
12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	12.0.1	$227,015.00
0212.2 Loan Amount	12.2.1	$211,000.00
0312.3 Existing Loan(s) Assumed or Taken Subject to	12.3.1	

Figure 124. Section L - Loan Amount

Section L - Loan Amount SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.2 | 12.2.1 | 4.1.1	**Loan Amount ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN	NoteAmount	211000.00	Represented on form as "$211,000.00"

MAPPING GUIDANCE

- *Note Amount* is also used to provide 4.1 | 4.1.1 **Note Amount** in the **Loan Terms** table but is provided in the XML file only once.

12.3 EXISTING LOAN(S) ASSUMED OR TAKEN SUBJECT TO

If the borrower is assuming the seller's loan, the amount assumed is presented on the form as illustrated in the following figure. When more than one loan is being assumed, the total amount of all outstanding loans being assumed is disclosed. **Loan Amount** should equal 0**. Existing Loan(s) Assumed or Taken Subject to** is also disclosed on the Seller side in section **N** (15.3 and 15.3.1)**.**

Summaries of Transactions

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	12.0.1	$227,015.00		15.0 **N. Due from Seller at Closing**	15.0.1	$124,065.00
0212.2 Loan Amount	12.2.1	$211,000.00		0215.2 Closing Costs Paid at Closing (J)	15.2.1	$12,800.00
0312.3 Existing Loan(s) Assumed or Taken Subject to	12.3.1	$79,000.00	=	0315.3 Existing Loan(s) Assumed or Taken Subject to	15.3.1	$79,000.00

Figure 125. Sections L and N - Existing Loan(s) Assumed or Taken Subject To

The data points used to provide this information are shown in the table below.

Existing Loan(s) Assumed or Taken Subject to SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.3 | 12.3.1 | 15.3 | 15.3.1	**Existing Loan(s) Assumed or Taken Subject to ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN	AssumedLoanAmount	79000.00	Represented on form as "Existing Loan(s) Assumed or Taken Subject to" and "$79,000.00"

MAPPING GUIDANCE

Assumed Loan Amount is provided only once in the XML file.

12.4 BORROWER FUNDS FROM SECOND LOAN

Any financing arrangements, other new loans or subordinate liens must be disclosed. For example, if the borrower is using a second mortgage or note to finance part of the purchase price, whether from the same creditor, another creditor, or the seller, the principal amount of the loan must be disclosed with a brief explanation. If the net proceeds of a second loan (for example $2,000) are less than the principal amount of the second loan for example ($10,000), the principal amount is listed on the same line, as shown below. There is no corresponding entry on the Seller side.

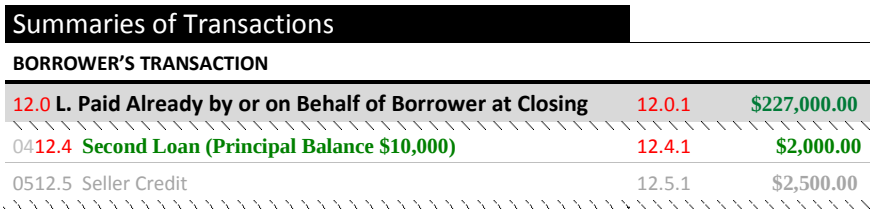


Figure 126. Section L – Borrower Funds from Second Loan

The data points used to provide this information are shown in the table below.

Section L – Borrower Funds from Second Loan SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.4.1	**Second Loan** ($)	…/DOCUMENT/DEAL_SETS/DEAL/SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentItemAmount	2000.00	Represented on form as "2,000.00"
12.4	N/A		ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	Not shown unless "true"
12.4	**Second Loan**		ClosingAdjustmentItemType	ProceedsOfSubordinateLiens	Represented on form as "Second Loan"
			gse:DisplayLabelText	Second Loan	
12.4	N/A		IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	Not Shown – ties associated Closing Adjustment Item Type to this SOT section
12.4	Second Loan **(Principal Balance $*n*)**	…/DEAL/LOANS/LOAN/LOAN_DETAIL	TotalSubordinateFinancingAmount	100000.00	Represented on form as "(Principal Balance $10,000.00)"

12.4 BORROWER'S SATISFACTION OF SELLER'S LIEN

If the borrower is satisfying existing liens that will not be deducted from the sales price, the amount of the outstanding balance of the loan must be disclosed in 12.4. If a borrower has paid off a seller's second lien with funds other than closing funds, any amount paid in connection with the second mortgage payoff must be disclosed with a statement that such amounts were paid outside of closing funds and by whom. A corresponding entry is made on the Seller side, as illustrated in the following figure. Note that this amount is disclosed for information only, and is not part of the calculation of **Cash Due From or To the Borrower**.

Summaries of Transactions

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
12.0 L. Paid Already by or on Behalf of Borrower at Closing	12.0.1	$227,015.00		15.0 N. Due from Seller at Closing	15.0.1	$124,065.00
05 12.4 Satisfaction of Junior Lien ($5,000 POC Borrower)	12.4.1		=	0615.6 Satisfaction of Junior Lien ($5,000 POC Borrower)	15.6.1	
0612.5 Seller Credit	12.5.1	$2,500.00	=	0715.7 Seller Credit	15.7.1	$2,500.00

Figure 127. Section L – Borrower's Satisfaction of Seller's Lien

The data points used to provide this information are shown in the table below.

Section L – Borrower's Satisfaction of Seller's Lien SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.4 | 15.6	**Satisfaction of Jr. Lien ($5,000 POC by Borrower)**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEAS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	LiabilityDescription	Satisfaction of Jr. Lien ($5,000 POC by Borrower)	Since this is a string field, the text is represented on the form exactly as provided
12.4 | 15.6	N/A	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL	IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	Not Shown

12.5 SELLER CREDIT

If the borrower receives any of the following items from the property seller, the lump sum amount is disclosed as **Seller Credit.** A corresponding entry is disclosed in Section N as shown in the following figure:

1. A non-specific credit for closing costs
2. A separate purchase allowance (typically if the seller is a builder)
3. Any other payments, such as for issues identified at a walk-through of the property prior to closing.

Note that if the seller credit is attributable to a specific cost listed in the **Loan Costs** or **Other Costs** tables, that amount should be reflected in the applicable table's **Seller-Paid** column.

Summaries of Transactions

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
12.0 L. Paid Already by or on Behalf of Borrower at Closing	12.0.1	$227,015.00		15.0 N. Due from Seller at Closing	15.0.1	$124,065.00
05 12.4 Satisfaction of Junior Lien ($5,000 POC Borrower)	12.4.1		=	0615.6 Satisfaction of Junior Lien ($5,000 POC Borrower)	15.6.1	
0612.5 Seller Credit	12.5.1	$2,500.00	=	0715.7 Seller Credit	15.7.1	$2,500.00

Figure 128. Section L – Seller Credit

The data points used to provide this information are shown in the table below.

Section L - Seller Credit SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.5.1 | 15.7.1	**Seller Credit ($)**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentItemAmount	2500.00	Represented on form as "$2,500.00"
12.5 | 15.7	N/A		ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	Not reflected on form unless "true"
12.5 | 15.7	**Seller Credit**		ClosingAdjustmentItemType	SellerCredit	Represented on form as "Seller Credit"
12.5 | 15.7	N/A		IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	Not Shown

12.6 OTHER CREDITS

Under the heading **Other Credits** (12.6)**,** the lender must disclose the description, amount, and payer of items paid by or on behalf of the borrower. Examples include transferred escrow balances, gift funds, and rebates. Items disclosed in **SOT** are those paid by someone other than the seller or creditor and not disclosed elsewhere in section **L.** If the credit is attributable to a specific cost listed in the **Loan Costs** or **Other Costs** tables, that amount should be reflected in the applicable table's **Paid by Others** column. There is no corresponding line item on the Seller side.

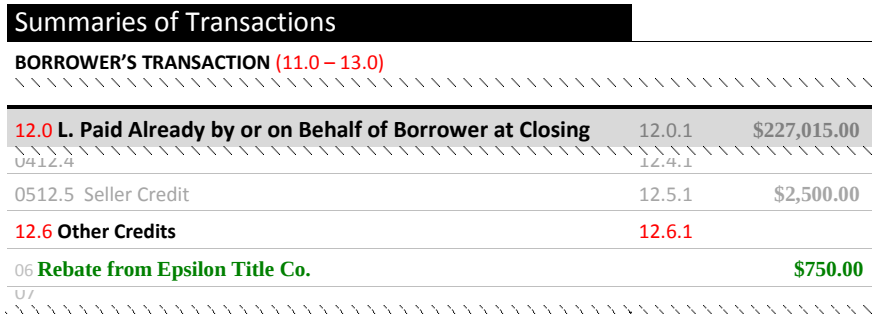


Figure 129. Section L - Other Credits

Section L - Other Credits SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.6.1	**Rebate** ($)	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_	ClosingAdjustmentItemAmount	750.00	Represented on form as "$750.00"
12.6	N/A		ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	Not reflected on form unless "true"
12.6	**Rebate …**		ClosingAdjustmentItemType	RebateCredit	Represented on form as "Rebate"

Section L - Other Credits SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
		ADJUSTMENT_ITEM_DETAIL	gse:DisplayLabelText	Rebate	
12.6	N/A		IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	Not Shown
12.6	N/A		IntegratedDisclosureSubsectionType	OtherCredits	Not Shown
12.6	Rebate **from Epsilon Title Co.**	.../CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_PAID_BY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Epsilon Title Co.	Represented on form as "from Epsilon Title Co."

MAPPING GUIDANCE

Only one type of **Other Credit** is shown in the illustration. If more are required by the business use case, *CLOSING ADJUSTMENT ITEM DETAIL* is repeated.

12.7 ADJUSTMENTS

Any additional non-prorated items that the seller(s) have not paid prior to closing that are due to the borrower(s) at closing, and that are not already disclosed in the **Loan Costs** or **Other Costs** tables, or as line items in section **L**, are disclosed as **Adjustments.** A sample line item is illustrated in the following figure.

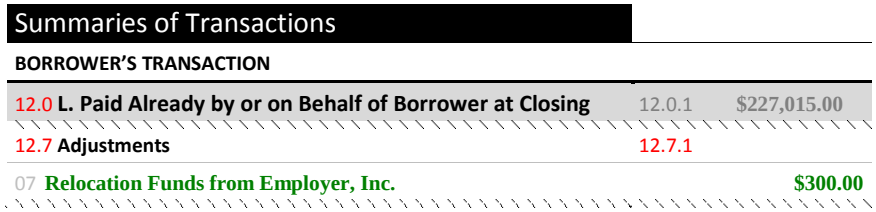


Figure 130. Section L – Adjustments

The data points used to provide this information are shown in the table below.

Adjustments to Items Paid Already by or on Behalf of Borrower at Closing SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.7.1	**Relocation Funds** ($)	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUST	ClosingAdjustmentItemAmount	300.00	Represented on form as "$300.00"
12.7	N/A		ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	Not reflected on form unless "true"

Adjustments to Items Paid Already by or on Behalf of Borrower at Closing SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.7	**Relocation Funds**	MENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentItemType	RelocationFunds	Represented on form as "Relocation Funds"
			gse:DisplayLabelText	Relocation Funds	
12.7	N/A – XML		IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	Not Shown
12.7	N/A - XML		IntegratedDisclosureSubsectionType	Adjustments	Not Shown
12.6	Relocation Funds **from Employer, Inc.**	…/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_PAID_BY/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	Employer, Inc.	Represented on form as "from Employer, Inc."

MAPPING GUIDANCE

Only one **Adjustment** item is shown in the illustration. If more adjustments are part of the transaction, repeat *CLOSING ADJUSTMENT* for each adjustment.

12.8 – 12.11 ADJUSTMENTS FOR ITEMS UNPAID BY SELLER

Under the heading "**Adjustments for Items Unpaid by Seller"** the lender must disclose any amounts due from the seller(s) to reimburse the borrower(s) at closing, prorated for the time period corresponding to each amount. Items Unpaid by Seller can include city, town, or county taxes, assessments, and any additional items paid by the borrower prior to closing that are due from the seller(s) at closing. For each of these line items there is a corresponding line item in Section **N**.

Summaries of Transactions

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	12.0.1	**$227,015.00**		15.0 **N. Due from Seller at Closing**	15.0.1	**$124,065.00**
Adjustments for Items Unpaid by Seller				**Adjustments for Items Unpaid by Seller**		
1212.8 City/Town Taxes **4/15/14** to **4/30/14**	12.8.1	**$365.00**	=	1415.9 City/Town Taxes **4/15/14** to **4/30/14**	15.9.1	**$365.00**
1312.9 County Taxes __ to __	12.9.1		=	1515.10 County Taxes __ to __	15.10.1	
1412.10 Assessments __ to __	12.10.1		=	1615.11 Assessments __ to __	15.11.1	
1512.11 **Utilities 4/15/14** to **4/30/14**	12.11.1	**$100.00**	=	1715.12 **Utilities 4/15/14** to **4/30/14**	15.12.1	**$100.00**

Figure 131. Sections L and N - Adjustments for Items Unpaid by Seller

The Regulation specifies the order and contents of each of the first three line items that must appear in section **L** as shown in the preceding figure**.**

12.8 **City or Town Tax** payment due from the seller to reimburse the borrower at the real estate closing, the start date and end date (inclusive) covered by the payment, and the total dollar amount.

12.9 **County Tax** payment due from the seller to reimburse the borrower at the real estate closing, the start date and end date (inclusive) covered by the payment, and the total dollar amount.

12.10 **Assessment** payment due from the seller to reimburse the borrower, the start date and end date (inclusive) covered by the payment, and the total dollar amount.

12.11 For **items not already predefined** on the **Closing Disclosure**, a description and the amount of any additional items, which have not yet been paid and which the consumer is expected to pay after the real estate closing, but which are attributable in part to a period of time prior to the real estate closing, the start and end date (inclusive) covered by the payment, and the total dollar amount. **Examples** include but are not limited to: utilities used but not paid for by the seller; rent collected in advance by the seller from a tenant for a period extending beyond the closing date; and interest on loan assumptions.

The data points used to provide this information are shown in the table below.

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PRORATION_ITEM					
12.8	N/A - XML	.../DEAL/LOANS/LOAN/CLOSING_INFORMATION/PRORATION_ITEMS/PRORATION_ITEM	IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	Not Shown
12.8	N/A - XML		IntegratedDisclosureSubsectionType	AdjustmentsForItemsUnpaidBySeller	Not Shown
12.8.1	**City/Town Taxes** ($)		ProrationItemAmount	365.00	Represented as “365.00” on form
12.8	City/Town Taxes **DD/MM/YYYY** to DD/MM/YYYY		ProrationItemPaidFromDate	2014-04-15	Represented as “4/15/2014” on form
12.8	City/Town Taxes DD/MM/YYYY **to DD/MM/YYYY**		ProrationItemPaidThroughDate	2014-04-30	Represented as “to 4/30/2014” on form
12.8	**City/Town Taxes**		ProrationItemType	TownPropertyTaxes	Represented on form as “City/Town Taxes”
Second Instance of PRORATION_ITEM					
12.11	N/A – XML	.../DEAL/LOANS/LOAN/CLOSING_INFORMATION/PRORATION_ITEMS/PRORATION_ITEM	IntegratedDisclosureSectionType	PaidAlreadyByOrOnBehalfOfBorrowerAtClosing	Not Shown
12.11	N/A - XML		IntegratedDisclosureSubsectionType	AdjustmentsForItemsUnpaidBySeller	Not Shown
12.11.1	**Utilities** ($)		ProrationItemAmount	100.00	Represented as “100.00” on form

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
12.11	Utilities **DD/MM/YYYY** to DD/MM/YYYY		ProrationItemPaidFromDate	2014-04-15	Represented as "4/15/2014" on form
12.11	Utilities DD/MM/YYYY **to DD/MM/YYYY**		ProrationItemPaidThroughDate	2014-04-30	Represented as "4/30/2014" on form
12.11	**Utilities**		ProrationItemType	Utilities	Represented on form as "Utilities"
			gse:DisplayLabelText	Utilities	

Figure 132. Adjustments for Items Unpaid by Seller

MAPPING GUIDANCE

Only two types of **Adjustments for Items Paid by Seller in Advance** are shown in the illustration. If more adjustments are part of the transaction, repeat PRORATION_ITEM container for each adjustment.

FOR MORE INFORMATION

12.0 | 12.0.1 Reg §1026.38(j)(2)(i) pp. 80125, 80357, 80022.

12.1 Reg §1026.38(j)(2)(ii) pp. 80125, 80357, 80022.

12.2 Reg §1026.38(j)(2)(iii) pp. 80125, 80357, 80022.

12.3 Reg §1026.38(j)(2)(iv) pp. 80125, 80022.

12.4 Reg §1026.38(j)(2)(v) pp. 80125, 80357, 80022; **Sample forms:** H–25(C) p. 80186; H-25(D) pp. 80186-7.

12.5 Reg §1026.38(j)(2)(v) pp. 80125, 80357, 80022.

12.6 Reg §1026.38(j)(2)(vi) pp. 80125, 80357-8, 80022-23.

12.7 Reg §1026.38(j)(2)(vii) pp. 80125, 80023.

12.8 Reg §1026.38(j)(2)(viii) pp. 80125, 80023.

12.9 Reg §1026.38(j)(2)(ix) pp. 80125, 80023.

12.10 Reg §1026.38(j)(2)(x) pp. 80125, 80023.

12.11 Reg §1026.38(j)(2)(xi) pp. 80125, 80358, 80023.

13.0 CALCULATION (BORROWER'S TRANSACTION)

As shown in the following figure, the **CALCULATION** section of the **BORROWER'S TRANSACTION** table provides the result of:

- Subtracting the sum of all line items disclosed as the total for 13.2.1 **L. Paid Already by or on Behalf of the Borrower at Closing** from
- The sum of all line items disclosed as the total for section 13.1.1 **K. Due from Borrower at Closing**.

The resulting disclosed amount is due from the borrower(s) if positive, and due to the borrower(s) if negative.

Summaries of Transactions		
BORROWER'S TRANSACTION (11.0 – 13.0)		
11.0 **K. Due from Borrower at Closing**	11.0.1	$252,347.30
12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	12.0.1	$225,015.00
13.0 **CALCULATION**		
13.1 Total Due from Borrower at Closing (K)	13.1.1	$252,347.30
13.2 Total Paid Already by or on Behalf of Borrower at Closing (L)	13.2.1	- $227,015.00
13.3 Cash to Close ☒From ☐To Borrower	13.3.1	$25,332.30

Figure 133. CALCULATION – BORROWER'S TRANSACTION Table

13.1 | 13.2 LINE ITEMS (SECTION K AND L SUBTOTALS)

The same data points used to represent **Error! Reference source not found.** and **Error! Reference source not fo und.** are shown again as **CALCULATION** line items in the table below. Note that they will each appear only once in the XML file although they will be rendered in two places in the **BORROWER'S TRANSACTION** table.

13.3 TOTAL – CASH TO CLOSE FROM OR TO THE BORROWER

The result of the difference between 11.0 and 12.0 is disclosed along with a checkmark indicating whether the associated amount is due from or to the Borrower. The data point used to provide this information is shown in the following table.

Total - Cash To Close From or To the Borrower Supporting Data Points					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
13.3	**…☐From ☐To Borrower**	MESSAGE/ DOCUMENT_SETS…/DOC UMENT/DEAL_SETS/DEAL _SET/DEALS/DEAL/LOANS /LOAN/CLOSING_INFORM ATION/CLOSING_INFORM ATION_DETAIL	CashFromBorrowerA tClosingAmount	25332.30	Because this is a positive number, it is represented on form as **"☒**From"
13.3.1	**Cash to Close ($)**				Represented on form as "$25,332.30"

FOR MORE INFORMATION

13.0 Reg §1026.38(j)(3) pp. 80125, 80357, 80021.

13.1 Reg §1026.38(j)(3)(i) pp. 80126, 80023.

13.2 Reg §1026.38(j)(3)(ii) pp. 80126, 80023.

13.3 Reg §1026.38(j)(3)(iii) pp. 80126, 80358, 80023.

14.0 M. DUE TO SELLER AT CLOSING

The information included in section **M. Due to Seller at Closing** (**Section M**) includes the **Sale Price of the Property**, the **Sale Price of Any Personal Property Included in the Sale**, and **Adjustments for Items Paid by Seller in Advance**. Section **M** line items that are identical to Section **K** line items are noted in the following figure by blue highlighting.

Summaries of Transactions

SELLER'S TRANSACTION (14.0 – 16.0)		
14.0 **M. Due to Seller at Closing**	14.0.1	**$240,180.00**
01 14.1 Sale Price of Property	14.1.1	**$240,000.00**
02 14.2 Sale Price of Any Personal Property Included in Sale	14.2.1	
03 14.3 *Only equal to 11.5 for adjustments between borrower and seller*	14.3.1	
04 **Tenant Security Deposit**		**$100.00**
Adjustments for Items Paid by Seller in Advance		
09 14.4 City/Town Taxes **4/15/14 to 4/30/14**	14.4.1	**$50.00**
10 14.5 County Taxes __ to __	14.5.1	
11 14.6 Assessments __ to __		
12 14.7 **HOA Dues 4/15/14 to 4/30/14**	14.7.1	**$30.00**
15.0 **N. Due from Seller at Closing**	15.0.1	**$129,065.00**
16.0 **CALCULATION**		

Figure 134. SOT – Seller Side – M. Due to Seller at Closing

The data points used to provide the Section M heading (14.0) and subtotal (14.0.1) are shown in the table below.

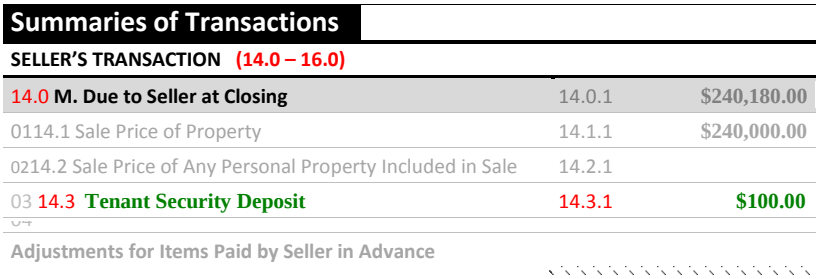
SOT – Seller Side – M. Due to Seller at Closing Subtotal SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
14.0.1	**M. Due to Seller at Closing** ($)	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	240180.00	Represented on form as "$240,180.00"
14.0	**M. Due to Seller at Closing**		IntegratedDisclosureSectionType	DueToSellerAtClosing	Represented on form as "**M. Due to Seller at Closing**"

14.1 | 14.2 SALE PRICE OF PROPERTY | SALE PRICE OF ANY PERSONAL PROPERTY INCLUDED

See 11.1 | 11.2 Sale Price of Property | Sale Price of any Personal Property Included for guidance on how to provide 14.1 and 14.2. The data points and values are identical and are only provided once.

14.3 CONTRACTUAL ADJUSTMENTS (NO HEADING)

Any non-prorated items to be paid to the seller by the borrower under the contract of sale or other agreement, such as charges that were not listed on the **Loan Estimate**, must be disclosed as illustrated in the following figure. Examples include the balance in the seller's reserve account held in connection with an existing loan, if assigned to the borrower(s) in a loan assumption; any rent the borrower would collect after closing for a period of time prior to closing and the treatment of any tenant security deposit.



Summaries of Transactions		
SELLER'S TRANSACTION (14.0 – 16.0)		
14.0 M. Due to Seller at Closing	14.0.1	$240,180.00
0114.1 Sale Price of Property	14.1.1	$240,000.00
0214.2 Sale Price of Any Personal Property Included in Sale	14.2.1	
03 14.3 Tenant Security Deposit	14.3.1	$100.00
Adjustments for Items Paid by Seller in Advance		

Figure 135. Section M – Contractual Adjustments (No Heading)

The data points used to provide this information are shown in the table below.

Section M – Contractual Adjustments (No Heading) SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
14.3	**Tenant Security Deposit**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentItemType	TenantSecurityDeposit	Represented on form as "Tenant Security Deposit"
			gse:DisplayLabelText	Tenant Security Deposit	
14.3.1	**Tenant Security Deposit** ($)		ClosingAdjustmentItemAmount	100.00	Represented on the form as $100.00
14.3	N/A		ClosingAdjustmentPaidOutsideOfClosingIndicator	false	Not shown on the form unless "True"
14.3	N/A		IntegratedDisclosureSectionType	DueToSellerAtClosing	Not Shown

MAPPING GUIDANCE

If additional contractual adjustments were disclosed in Section K, and meet the requirement to be shown in Section M, then the same line items and amounts would be disclosed in Section M, and the *CLOSING ADJUSTMENT ITEM* container and data points would be repeated.

14.4 – 14.7 ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE

Under the heading "**Adjustments for Items Paid by Seller in Advance"** the lender must disclose the prepaid amounts due from the borrower(s) to reimburse the seller(s) at closing that were disclosed in Section **K**, as illustrated in the figure below.

Summaries of Transactions | Use this table to see a summary of your transaction

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
11.0 K. Due from Borrower at Closing	11.0.1	$252,347.30		14.0 M. Due to Seller at Closing	14.0.1	$240,180.00
05 Tenant Security Deposit		$100.00	=	03 Tenant Security Deposit		$100.00
Adjustments for Items Paid by Seller in Advance				Adjustments for Items Paid by Seller in Advance		
0811.6 City/Town Taxes 4/15/14 to 4/30/14	11.6.1	$50.00	=	0914.4 City/Town Taxes 4/15/14 to 4/30/14	14.4.1	$50.00
0911.7 County Taxes __ to __	11.7.1		=	1014.5 County Taxes __ to __	14.5.1	
1011.8 Assessments __ to __	11.8.1		=	1114.6 Assessments __ to __	14.6.1	
1111.9 HOA Dues 4/15/14 to 4/30/14	11.9.1	$30.00	=	1214.7 HOA Dues 4/15/14 to 4/30/14	14.7.1	$30.00

Figure 136. Section M - Adjustments for Items Paid by Seller in Advance

The Regulation specifies the order and contents of each of the first three line items that must appear in Section **M** as shown in the preceding figure**.**

14.4 **City or Town Taxes** for which the seller has paid in advance, the start date and end date (inclusive) covered by the payment, and the total dollar amount.

14.5 **County Taxes** for which the seller has paid in advance, the start date and end date (inclusive) covered by the payment, and the total dollar amount.

14.6 **Assessments** for which the seller has paid in advance, the start date and end date (inclusive) covered by the payment, and the total dollar amount.

14.7 For **items not already predefined** on the **Closing Disclosure** for which the seller has paid in advance, the start and end date (inclusive) covered by the payment, and the total dollar amount. **Examples** include but are not limited to: other taxes (State, district, and so forth), flood and hazard insurance premiums with separate payees and separate payment dates, prepaid MI in loan assumptions, association special assessments (Homeowners, Condominium or Cooperative), seller-owned fuel or other supplies and ground rent.

The data points used to provide this information are shown in the table below, and are the same data points used to disclose the line items in Section **K**.

Section M - Adjustments for Items Paid by Seller in Advance SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PRORATION_ITEM					
14.4	N/A – XML	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/PRO	IntegratedDisclosureSectionType	DuetToSellerAtClosing	Not Shown
14.4	N/A - XML		IntegratedDisclosureSubsectionType	AdjustmentsForItemsPaidBySellerInAdvance	Not Shown

Section M - Adjustments for Items Paid by Seller in Advance SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
14.4.1	**City/Town Taxes** ($)	RATION_ITEMS/PRORATION_ITEM	ProrationItemAmount	50.00	Represented as "50.00" on form
14.4	City/Town Taxes **DD/MM/YYYY** to DD/MM/YYYY		ProrationItemPaidFromDate	2014-04-15	Represented as "4/15/2014" on form
14.4	City/Town Taxes DD/MM/YYYY **to DD/MM/YYYY**		ProrationItemPaidThroughDate	2014-04-30	Represented as "4/30/2014" on form
14.4	**City/Town Taxes**		ProrationItemType	TownPropertyTax	Represented on form as "City/Town Taxes"
Second Instance of PRORATION_ITEM					
14.7	N/A – XML	.../DEAL/LOANS/LOAN/CLOSING_INFORMATION/PRORATION_ITEMS/PRORATION_ITEM	IntegratedDisclosureSectionType	DueToSellerAtClosing	Not Shown
14.7	N/A - XML		IntegratedDisclosureSubsectionType	AdjustmentsForItemsPaidBySellerInAdvance	Not Shown
14.7.1	**HOA Dues** ($)		ProrationItemAmount	30.00	Represented as "30.00" on form
14.7	HOA Dues **DD/MM/YYYY** to DD/MM/YYYY		ProrationItemPaidFromDate	2014-04-15	Represented as "4/15/2014" on form
14.7	HOA Dues DD/MM/YYYY **to DD/MM/YYYY**		ProrationItemPaidThroughDate	2014-04-30	Represented as "4/30/2014" on form
14.7	**HOA Dues**		ProrationItemType	HomeownersAssociationDues	Represented on form as "HOA Dues" on the form
			gse:DisplayLabelText	HOA Dues	

MAPPING GUIDANCE

Although the values reported for Section **M** are the same as that for Section **K**, the value for *Integrated Disclosure Section Type* is different to indicate that this section is associated with **M. Due to Seller at Closing**. For this reason, use additional instances of PRORATION_ITEM for Section **M.**

FOR MORE INFORMATION

14.0 | 14.0.1 Reg §1026.38(k)(1)(i) pp. 80126, 80023-4.

14.1 Reg §1026.38(k)(1)(ii) pp. 80126, 80024.

14.2 Reg §1026.38(k)(1)(iii) pp. 80126, 80024.

14.3 Reg §1026.38(k)(1)(iv) pp. 80126, 80021.

14.4 Reg §1026.38(k)(1)(v) and (vi) pp. 80126, 80024.

14.5 Reg §1026.38(k)(1)(vii) pp. 80126, 80024.

14.6 Reg §1026.38(k)(1)(viii) pp. 80125, 80024.

14.7 Reg §1026.38(k)(1)(ix) pp. 80125, 80024.

15.0 N. DUE FROM SELLER AT CLOSING

The data included in section **N. Due from Seller at Closing** includes the **Excess Deposit, Existing Loan(s) Assumed Amount,** any **Payoffs of Mortgage Liens** (or any other items the seller is paying off with loan proceeds), **Seller Credits,** and **Adjustments for Items Unpaid by Seller**. Items highlighted in blue are identical to those disclosed in **Section L**.

Summaries of Transactions

SELLER'S TRANSACTION (14.0 – 16.0)		
15.0 **N. Due from Seller at Closing**	15.0.1	$129,065.00
01 15.1 Excess Deposit	15.1.1	$1,000.00
02 15.2 Closing Costs Paid at Closing (J)	15.2.1	$12,800.00
03 15.3 Existing Loan(s) Assumed or Taken Subject to	15.3.1	
04 15.4 Payoff of First Mortgage Loan	15.4.1	$100,000.00
05 15.5 Payoff of Second Mortgage Loan	15.5.1	$5,000.00
06 15.6 **Satisfaction of Junior Lien ($5,000 POC Borrower)**	15.6.1	
08 15.7 Seller Credit	15.7.1	$2,500.00
09 15.8 **Deferred Student Loan**	15.8.1	$7,000.00
10 **Escrow Holdback**		$300.00
Adjustments for Items Unpaid by Seller		
14 15.9 City/Town Taxes **1/1/14** to **4/14/14**	15.9.1	$365.00
15 15.10 County Taxes __ to __	15.10.1	
16 15.11 Assessments __ to __	15.11.1	
17 15.12 **Utilities 1/1/14** to **4/14/14**	15.12.1	$100.00
16.0 CALCULATION		

Figure 137. SOT Seller Side – N. Due from Seller at Closing

The total of all funds **Due from Seller at Closing** (Section **N**) is presented on the form as illustrated in the following figure.

Summaries of Transactions

SELLER'S TRANSACTION (14.0 – 16.0)		
15.0 **N. Due from Seller at Closing**	15.0.1	$129,065.00
01 15.1 Excess Deposit	15.1.1	$1,000.00

Figure 138. Due from Seller at Closing –Subtotal

The same data points used to provide the totals for **Sections K, L** and **M** are used for **Section N**, as shown in the table below.

Due from Seller at Closing - Subtotal					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
15.0.1	**N. Due from Seller at Closing** ($)	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUME	IntegratedDisclosureSectionTotalAmount	129065.00	Represented on form as "$129,065.00"

Due from Seller at Closing - Subtotal					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
15.0	**N. Due from Seller at Closing**	NT_SPECIFIC_DATA_SETS /DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionType	DueFromSellerAtClosing	Represented on form as "**N. Due from Seller at Closing**"

15.1 EXCESS DEPOSIT

If the deposit or any portion thereof has been disbursed to the seller prior to closing, that amount must be disclosed in **Section N** of the **SELLER'S TRANSACTION** table as **Excess Deposit**, as illustrated in the following figure. There is not a corresponding line item in Section L.

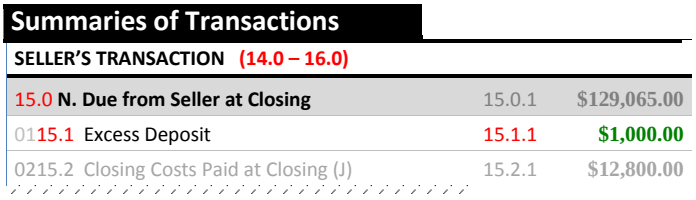


Figure 139. Section N - Excess Deposit

The data points used to provide this information are shown in the table below.

15.1 Excess Deposit SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
15.1	N/A - XML	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_COST_FUNDS/CLOSING_COST_FUND	IntegratedDisclosureSectionType	DueFromSellerAtClosing	Not Shown
15.1	**Excess Deposit**		FundsType	ExcessDeposit	Represented on form as "Excess Deposit"
15.1.1	**Excess Deposit** ($)		ClosingCostFundAmount	1000.00	Represented on form as "$1,000.00"

15.2 CLOSING COSTS PAID AT CLOSING (J)

The dollar amount used to populate 15.2 **Closing Costs Paid at Closing** (J) was calculated in the Total Closing Costs table as the **Seller-Paid** subtotal in the **At Closing** column (9.2.4).

Summaries of Transactions

SELLER'S TRANSACTION (14.0 – 16.0)

15.0 **N. Due from Seller at Closing**	15.0.1	$129,065.00
0115.1 Excess Deposit	15.1.1	$1,000.00
02 15.2 Closing Costs Paid at Closing (J)	15.2.1	$12,800.00
03 15.3 Existing Loan(s) Assumed or Taken Subject to	15.3.1	

Figure 140. Section N - Closing Costs Paid At Closing

The data points used to provide this information are shown in the table below.

Section N - Closing Costs Paid At Closing SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
15.2 | 9.2	N/A	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSubsectionType	ClosingCostsSubtotal	Not shown
15.2.1 | 9.2.4	**Closing Costs Paid at Closing (J) ($)**	.../INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENTS/INTEGRATED_DISCLOSURE_SUBSECTION_PAYMENT	IntegratedDisclosureSubsectionPaymentAmount	12800.00	Represented on form as "$12,800.00"
15.2 | 9.2.4	N/A		IntegratedDisclosureSubsectionPaidByType	Seller	
15.2 | 9.2.4	N/A		IntegratedDisclosureSubsectionPaymentTimingType	AtClosing	

MAPPING GUIDANCE

Note that these are the same data points as those used in **J. Total Closing Costs** for the amount for 9.2.4 **Seller-Paid At Closing** and therefore will appear only once in the XML file.

15.3 EXISTING LOAN(S) ASSUMED OR TAKEN SUBJECT TO (SECTION N)

See 12.3 Existing Loan(s) Assumed or Taken Subject To for guidance on how to provide 15.3 and 15.3.1. The data points and values used are identical and are only provided once in the XML file.

15.4 | 15.5 | 15.6 PAYOFFS OF PROPERTY-RELATED LIENS

The amount(s) of any first or second mortgage loan being paid off as part of this transaction are disclosed as 15.4 and 15.5 as illustrated in the following figure.

Seller obligations other than second liens that must be paid off to clear title to the property (that is, third or fourth liens) must be disclosed as 15.6. Examples include satisfaction of outstanding liens imposed due to Federal, State, or local income taxes, real estate property tax liens, judgments against the seller reduced to a lien upon the property, or any other obligations the seller(s) wish the closing agent to pay from their closing proceeds.

There are no corresponding line items in Section L.

Summaries of Transactions

SELLER'S TRANSACTION (14.0 – 16.0)

15.0 **N. Due from Seller at Closing**	15.0.1	$129,065.00
01 15.1 Excess Deposit	15.1.1	$1,000.00
02 15.2 Closing Costs Paid at Closing (J)	15.2.1	$12,800.00
03 15.3 Existing Loan(s) Assumed or Taken Subject to	15.3.1	
04 15.4 Payoff of First Mortgage Loan	15.4.1	$100,000.00
05 15.5 Payoff of Second Mortgage Loan	15.5.1	$5,000.00
06 15.6 **Payoff of Deferred Student Loan**	15.6.1	$7,000.00

Figure 141. Section N – Payoffs of First and Second Mortgage Loans

Data points and containers within the *LIABILITIES* structure are used to provide this information, as shown in the table below.

Payoffs of First and Second Mortgage Loans SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of *LIABILITY*					
15.4	**Payoff of First Mortgage Loan**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL	LiabilityType	FirstPositionMortgageLien	Represented on form as "**Payoff of First Mortgage Loan**"
15.4	N/A - XML	.../LIABILITY/LIABILITY_DETAIL/EXTENSION/OTHER	gse:IntegratedDisclosureSectionType	DueFromSellerAtClosing	Not Shown
15.4.1	**Payoff of First Mortgage Loan** ($)	.../LIABILITY/PAYOFF	PayoffAmount	100000.00	Represented on form as "$100,000.00"
Second Instance of *LIABILITY*					

Payoffs of First and Second Mortgage Loans SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
15.5	**Payoff of Second Mortgage Loan**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL	LiabilityType	SecondPositionMortgageLien	Represented on form as "**Payoff of Second Mortgage Loan**"
15.5	N/A - XML	…/LIABILITY/LIABILITY_DETAIL/EXTENSION/OTHER	gse:IntegratedDisclosureSectionType	DueFromSellerAtClosing	Not Shown
15.5.1	**Payoff of Second Mortgage Loan** ($)	…/LIABILITY/PAYOFF	PayoffAmount	5000.00	Represented on form as "$5,000.00"
Third Instance of *LIABILITY*					
15.6	**Payoff of Deferred Student Loan**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL	LiabilityType	DeferredStudentLoan	Represented on form as "Payoff of Deferred Student Loan"
			gse:DisplayLabelText	Payoff of Deferred Student Loan	
15.6	N/A	/LIABILITY/LIABILITY_DETAIL/EXTENSION/OTHER	gse:IntegratedDisclosureSectionType	DueFromSellerAtClosing	Not Shown
15.6.1	**Payoff of Deferred Student Loan** ($)	…/LIABILITY/PAYOFF	PayoffAmount	7000.00	Represented on form as "$7,000.00"

15.6 BORROWER'S SATISFACTION OF SELLER'S LIEN

If the borrower is satisfying existing liens that will not be deducted from the sales price, the amount of the outstanding balance of the loan is disclosed in 15.6. If a borrower has paid off a seller's second lien with funds other than closing funds, any amount paid in connection with the second mortgage payoff is disclosed with a statement that such amounts were paid outside of closing funds and by whom. A corresponding entry is reflected on the Borrower side, as illustrated in the following figure. Note that this amount is disclosed for information only, and is not part of the calculation of **Cash Due From or To the Seller**.

Summaries of Transactions

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	12.0.1	$227,015.00		15.0 **N. Due from Seller at Closing**	15.0.1	$129,065.00
05 12.4 **Satisfaction of Junior Lien ($5,000 POC Borrower)**	12.4.1		=	0615.6 **Satisfaction of Junior Lien ($5,000 POC Borrower)**	15.6.1	
0612.5 Seller Credit	12.5.1	$2,500.00	=	0715.7 Seller Credit	15.7.1	$2,500.00

Figure 142. Section L – Borrower's Satisfaction of Seller's Lien

The data points used to provide this information are shown in the table below.

ction N – Borrower's Satisfaction of Seller's Lien SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
15.6 | 12.4	**Satisfaction of Jr. Lien ($5,000 POC by Borrower)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEAS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	LiabilityDescription	Satisfaction of Jr. Lien ($5,000 POC by Borrower)	Since this is a string field, the text is represented on the form exactly as provided
15.6 | 12.4	N/A - XML	.../DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL	IntegratedDisclosureSectionType	DueFromSellerAtClosing	Not Shown

MAPPING GUIDANCE

Although the values reported for Section N are the same as those for Section L, the value for *Integrated Disclosure Section Type* is different in order to indicate that this section is associated with **N. Due from Seller at Closing**. For this reason, the data points for 15.6 use additional instances of *LIABILITY*.

15.7 SELLER CREDIT

If the borrower receives any of the following items from the property seller, the lump sum amount is disclosed under **Seller Credit.** A corresponding entry is disclosed in Section N as shown in the following figure:

1. A non-specific credit for closing costs
2. A separate purchase allowance (typically if the seller is a builder)
3. Any other payments, such as for issues identified at a walk-through of the property prior to closing.

Note that if the seller credit is attributable to a specific cost listed in the **Loan Costs** or **Other Costs** tables, that amount is reflected in the applicable table's **Seller-Paid** column, not included in 15.7.

Summaries of Transactions

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
12.0 L. Paid Already by or on Behalf of Borrower at Closing	12.0.1	$227,015.00		15.0 N. Due from Seller at Closing	15.0.1	$129,065.00
05 12.4 Satisfaction of Junior Lien ($5,000 POC Borrower)	12.4.1		=	0615.6 Satisfaction of Junior Lien ($5,000 POC Borrower)	15.6.1	
0612.5 Seller Credit	12.5.1	$2,500.00	=	0715.7 Seller Credit	15.7.1	$2,500.00

Figure 143. Section L – Seller Credit

The data points used to provide this information are shown in the table below.

Section N - Seller Credit SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
15.7.1 | 12.5.1 |	**Seller Credit ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/	ClosingAdjustmentItemAmount	2500.00	Represented on form as "$2,500.00"

Section N - Seller Credit SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
15.7 | 12.5	N/A	DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	Not reflected on form unless "true"
15.7 | 12.5	**Seller Credit**		ClosingAdjustmentItemType	SellerCredit	Represented on form as "Seller Credit"
15.7 | 12.5	N/A - XML		IntegratedDisclosureSectionType	DueFromSellerAtClosing	Not Shown

MAPPING GUIDANCE

Although the value reported for Section N is the same as that for Section L, the value for *Integrated Disclosure Section Type* is different in order to indicate that this section is associated with **N. Due from Seller at Closing**. For this reason, the data points supporting 15.7 are provided in a separate instance of *CLOSING ADJUSTMENT ITEM.*

15.8 OTHER CREDITS OR ADJUSTMENTS (NO HEADING)

Seller obligations that can be classified as either credits or adjustments must be disclosed as 15.8. Examples include funds to be held by the closing agent for the payment of repairs, or water, fuel, or other utility bills that cannot be prorated between the parties at closing because the amounts used by the seller prior to closing are not yet known. There is no corresponding line item on the Borrower side.

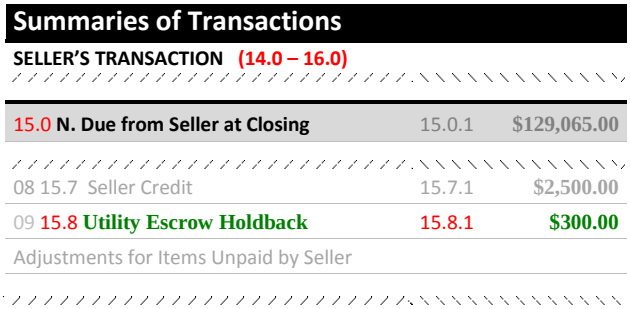


Figure 144. Section N – Other Credits or Adjustments

The data points used to provide this information are shown in the table below.

Section N - Other Credits or Adjustments SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
15.8.1	**Utility Escrow Holdback ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOS	ClosingAdjustmentItemAmount	300.00	Represented on form as "$300.00"
15.8.1	N/A		ClosingAdjustmentItemPaidOutsideOfClosingIndicator	false	Not shown unless "true"

Section N - Other Credits or Adjustments SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
15.8	**Utility Escrow Holdback**	ING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentItemType	UnpaidUtilityEscrowHoldback	Represented on form as "Utility Escrow Holdback"
			gse:DisplayLabelText	Utility Escrow Holdback	
15.8	N/A		IntegratedDisclosureSectionType	DueFromSellerAtClosing	Not Shown – ties associated data point to this SOT section

15.9 – 15.12 ADJUSTMENTS FOR ITEMS UNPAID BY SELLER

Under the heading "**Adjustments for Items Unpaid by Seller"** the lender must disclose any amounts due from the seller(s) to reimburse the borrower(s) at closing, prorated for the time-period corresponding to each amount. Prepaid items include city, town, or county taxes, assessments, and any additional items paid by the borrower prior to closing that are due from the seller(s) at closing. For each of these line items there is a corresponding line item in Section L.

Summaries of Transactions

BORROWER'S TRANSACTION				SELLER'S TRANSACTION		
12.0 **L. Paid Already by or on Behalf of Borrower at Closing**	12.0.1	**$227,015.00**		15.0 **N. Due from Seller at Closing**	15.0.1	**$129,065.00**
Adjustments for Items Unpaid by Seller				**Adjustments for Items Unpaid by Seller**		
1212.8 City/Town Taxes **4/15/14** to **4/30/14**	12.8.1	**$365.00**	=	1415.9 City/Town Taxes **4/15/14** to **4/30/14**	15.9.1	**$365.00**
1312.9 County Taxes __ to __	12.9.1		=	1515.10 County Taxes __ to __	15.10.1	
1412.10 Assessments __ to __	12.10.1		=	1615.11 Assessments __ to __	15.11.1	
1512.11 **Utilities 4/15/14** to **4/30/14**	12.11.1	**$100.00**	=	1715.12 **Utilities 4/15/14** to **4/30/14**	15.12.1	**$100.00**

Figure 145. Sections L and N - Adjustments for Items Unpaid by Seller

The Regulation specifies the order and contents of each of the first three line items that must appear in Section **N** as shown in the preceding figure**.**

15.9 **City or Town Taxes** - The prorated amount of any unpaid city or town taxes due from the seller to reimburse the consumer at the real estate, the start date and end date (inclusive) covered, and the total dollar amount.

15.10 **County Taxes -** The prorated amount of any unpaid county taxes due from the seller to reimburse the consumer at the real estate, the start date and end date (inclusive) covered, and the total dollar amount.

15.11 **Assessment** - The prorated amount of any unpaid assessments due from the seller to reimburse the consumer at the real estate, the start date and end date (inclusive) covered, and the total dollar amount

15.12 For **items not already predefined** on the **Closing Disclosure**, any additional items which have not yet been paid and which the consumer is expected to pay after the real estate closing, but which are attributable in part to a period of time prior to the real estate closing, the start and end date (inclusive) covered by the payment, and the total dollar amount. **Examples** include but are not limited to: utilities

used but not paid for by the seller; rent collected in advance by the seller from a tenant for a period extending beyond the closing date; and interest on loan assumptions.

The data points used to provide this information are shown in the table below.

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of PRORATION_ITEM					
15.9	N/A – XML	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/PRORATION_ITEMS/PRORATION_ITEM	IntegratedDisclosureSectionType	DueFromSellerAtClosing	Not Shown
15.9	N/A - XML		IntegratedDisclosureSubsectionType	AdjustmentsForItemsUnpaidBySeller	Not Shown
15.9.1	**City/Town Taxes** ($)		ProrationItemAmount	365.00	Represented as “365.00” on form
15.9	City/Town Taxes **DD/MM/YYYY** to DD/MM/YYYY		ProrationItemPaidFromDate	2014-04-15	Represented as “4/15/2014” on form
15.9	City/Town Taxes DD/MM/YYYY **to DD/MM/YYYY**		ProrationItemPaidThroughDate	2014-04-30	Represented as “4/30/2014” on form
15.9	**City/Town Taxes**		ProrationItemType	TownPropertyTaxes	Represented on form as “**City/Town Taxes**”
Second Instance of PRORATION_ITEM					
15.12	N/A –XML	…/DEAL/LOANS/LOAN/CLOSING_INFORMATION/PRORATION_ITEMS/PRORATION_ITEM	IntegratedDisclosureSectionType	DueFromSellerAtClosing	Not Shown
15.12	N/A - XML		IntegratedDisclosureSubsectionType	AdjustmentsForItemsUnpaidBySeller	Not Shown
15.12.1	**Utilities** ($)		ProrationItemAmount	100.00	Represented as “100.00” on form
15.12	Utilities **DD/MM/YYYY** to DD/MM/YYYY		ProrationItemPaidFromDate	2014-04-15	Represented as “4/15/2014” on form
15.12	Utilities DD/MM/YYYY **to DD/MM/YYYY**		ProrationItemPaidThroughDate	2014-04-30	Represented as “4/30/2014” on form
15.12	**Utilities**		ProrationItemType	Utilities	Represented on form as “Utilities”
			gse:DisplayLabelText	Utilities	

MAPPING GUIDANCE

- Only two types of **Adjustments for Items Paid by Seller in Advance** are shown in the illustration. If more prorated items are required, *PRORATION ITEM* repeats for each item.

- Although the values reported for Section **N** are the same as those for Section **L**, the value for *Integrated Disclosure Section Type* is different in order to indicate that this section is associated with **N. Due from Seller at Closing**. For this reason, the data points for 15.9 and 15.12 are provided in additional instances of *PRORATION ITEM*.

FOR MORE INFORMATION

15.0 | 15.0.1: Reg §1026.38(k)(2)(i) pp. 80126, 80357, 80024.

15.1: Reg §1026.38(k)(2)(ii) pp. 80126, 80358, 80024.

15.2: Reg §1026.38(k)(2)(iii) pp. 80126, 80024.

15.3: Reg §1026.38(k)(2)(iv) pp. 80126, 80358, 80024-5.

15.4: Reg §1026.38(k)(2)(v) 80126, 80025.

15.5: Reg §1026.38(k)(2)(vi) pp. 80126, 80025.

15.6: Reg §1026.38(k)(2)(viii) pp. 80126, 80358, 80025; **Sample form:** H–25(D), p. 80186-87.

15.7: Reg §1026.38(k)(2)(vii) pp. 80126, 80358-9, 80025.

15.8: Reg §1026.38(k)(2)(viii) pp. 80126, 80025.

15.9: Reg §1026.38(k)(2)(ix) and (x) pp. 80126, 80025.

15.10: Reg §1026.38(k)(2)(xi) pp. 80126, 80025.

15.11: Reg §1026.38(k)(2)(xii) pp. 80126, 80025.

15.12: Reg §1026.38(k)(2)(xiii) pp. 80126, 80025.

16.0 CALCULATION (SELLER'S TRANSACTION)

Similarly, the **CALCULATION** section of the **SELLER'S TRANSACTION** table provides the result of

- Subtracting the sum of all line items disclosed as the total for section **N. Due from Seller at Closing** (16.2.1) from
- The sum of all line items disclosed as the total for section **M. Due to Seller at Closing** (16.1.1).

The resulting disclosed amount is due to the seller(s) if positive, and due from the seller(s) if negative.

Summaries of Transactions		
BORROWER'S TRANSACTION (14.0 – 16.0)		
14.0 **M. Due to Seller at Closing**	14.0.1	$240,180.00
15.0 **N. Due from Seller at Closing**	15.0.1	$129,065.00
16.0 **CALCULATION**		
16.1 Total Due to Seller at Closing (M)	16.1.1	$240,180.00
16.2 Total Due from Seller at Closing (N)	16.2.1	-$129,065.00
16.3 Cash to Close ☐From ☒To Seller	16.3.1	$111,115.00

Figure 146. CALCULATION – BORROWER'S TRANSACTION Table

16.1 | 16.2 LINE ITEMS (SECTION M AND N TOTALS)

The same data points used to represent **Error! Reference source not found.** and **Error! Reference source not fo und.** are shown again as **CALCULATION** line items in the table below. Note that they will each appear only once in the XML file although they will be rendered in two places in the **SELLER'S TRANSACTION** table.

16.3 CASH TO CLOSE FROM OR TO THE SELLER

The result of the difference between 14.0 and 15.0 is disclosed along with a checkmark indicating whether the associated amount is due from or to the Seller. The data point used to provide this information is shown in the following table.

Total - Cash to Close from or to the Seller SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
16.3	**…☐From ☐To Seller**	…/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_INFORMATION_DETAIL	CashToSellerAtClosingAmount	111115.00	Because this is a positive number, it is represented on form as "☒To"
16.3.1	**Cash to Close ($)**				Formatting for form required

Figure 147. Total - Cash to Close from or to the Seller

FOR MORE INFORMATION

16.0: Reg §1026.38(k)(3) pp. 80126, 80025.

16.1: Reg §1026.38(k)(3)(i) pp. 80126, 80025.

16.2: Reg §1026.38(k)(3)(ii) pp. 80126, 80025-6.

16.3: Reg §1026.38(k)(3)(iii) pp. 80126, 80359, 80026.

17.0 LOAN DISCLOSURES

The **Loan Disclosures** section is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 5.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
17.0	Loan Disclosures	•	•		•

17.0 Loan Disclosures provides a variety of disclosures regarding legal requirements of the loan, under the page heading **Additional Information about this Loan.**

17.0 **Loan Disclosures**

17.1 **Assumption**

If you sell or transfer this property to another person, your lender

☐ will allow, under certain conditions, this person to assume this loan on the original terms.

☒ will not allow assumption of this loan on the original terms.

17.2 **Demand Feature**

Your loan

☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.

☒ does not have a demand feature.

17.3 **Late Payment**

If your payment is more than 10 days late, your lender will charge a late fee of $100 OR *2% of the monthly principal and interest payment.*

17.4 **Negative Amortization** (Increase in Loan Amount)

Under your loan terms, you

☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☒ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ do not have a negative amortization feature.

17.5 **Partial Payments**

Your lender

☒ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.

☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.

☐ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

17.6 **Security Interest**

You are granting a security interest in

456 Somewhere Ave, Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Figure 148. Loan Disclosures

17.1 – 17.6 DISCLOSURE LINE ITEMS

17.1 **Assumption** describes whether a subsequent purchaser may be permitted to assume the remaining loan obligation.

17.2 **Demand Feature** indicates whether the legal obligation permits the lender to demand early repayment of the loan and, if so, requires inclusion of a statement that the borrower(s) should review the loan document for more details.

17.3 **Late Payment** describes the charge that may be imposed for a late payment, stated as a either a dollar amount or a percentage charge of the late payment amount or both, along with the number of days from the due date after which a late payment fee will be assessed. The example in the preceding figure shows a case where both a dollar and percentage late payment fee are disclosed.

17.4 **Negative Amortization** details whether the regular periodic payment may cause the principal balance to increase. The Regulation requires disclosure of whether the loan has a negative amortization feature, and if so, a description of whether the negative amortization is scheduled or potential.

17.5 **Partial Payments** provides a statement indicating whether the creditor accepts periodic payments that are less than the full amount due. If accepted, the lender must disclose whether they are applied immediately or held in a separate account until the full payment is received. Additionally, the lender must disclose that, if the loan is sold, the new creditor may have a different policy.

17.6 **Security Interest** requires the lender to re-state the information regarding the subject property being held for collateral provided on page 1 of the **Closing Disclosure** under 1.6 Property, and include a description of the real and personal property, if applicable, even if personal property was not listed on page 1 due to lack of space**.** The purpose of this additional disclosure is to:

1. Inform the borrower(s) that the lender has taken a security interest in the property that secures the transaction or in property not purchased as part of the transaction,
2. Identify the property, and
3. State that the consumer may lose the property if he or she does not make payments or satisfy other requirements.

17.0 Loan Disclosures SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First instance of LATE_CHARGE_RULE					
17.3	… your lender will charge **a late fee of $*n***	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LATE_CHARGE/EXTENSION/OTHER/LATE_CHARGE_RULES/LATE_CHARGE_RULE	gse:LateChargeAmount	100.00	Represented on form as "$100.00"
17.3	If your payment is more than ***n*** **days late…**		gse:LateChargeGracePeriodDaysCount	10	Represented on form as "10 days late"
17.3	… your lender will charge a late fee of **$*n***		gse:LateChargeType	FlatDollarAmount	Represented on form as "$"

17.0 Loan Disclosures SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
Second instance of LATE_CHARGE_RULE					
17.3	… your lender will charge **a late fee of % of the monthly principal and interest payment**	…/LATE_CHARGE_RULE	gse:LateChargeRatePercent	2.0000	Represented on form as "2% of"
17.3	… your lender will charge a late fee of **% of the monthly principal and interest payment**		gse:LateChargeType	PercentageOfTotalPayment	Represented on form as "the monthly principal and interest payment."
End of LATE_CHARGE_RULE Instances					
17.1	☐ **will allow** ☐ **will not allow**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	AssumabilityIndicator	false	Represented on form as "☑ will not allow"
17.2	☐ **has** ☐ **does not have**		DemandFeatureIndicator	false	Represented on form as "☑ does not have"
17.4	☐ **are scheduled…** ☐ **may have…** ☐ **do not have…**		NegativeAmortizationIndicator	true	Represented on form as either "☑ may have" or "☑ are scheduled"
17.4	☐ **are scheduled…** ☐ **may have…** ☐ **do not have…**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/NEGATIVE_AMORTIZATION/NEGATIVE_AMORTIZATION_RULE	NegativeAmortizationType	PotentialNegativeAmortization	Represented on form as "☑ may have…"
17.5	☐ **may accept ….** ☐ **may hold…** ☐ **does not**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/PAYMENT/PAYMENT_RULE	PartialPaymentAllowedIndicator	true	Represented on form as either "☑ may accept" or "☑ may hold"
17.5	☐ **may accept ….** ☐ **may hold…** ☐ **does not**	…/PAYMENT/PARTIAL_PAYMENTS/PARTIAL_PAYMENT	PartialPaymentApplicationMethodType	ApplyPartialPayment	Represented on form as "☑ may accept"

MAPPING GUIDANCE

- See the *Appendix I* excerpt 1.6 Property for data points used to provide 17.6 **Security Interest**. These data points are provided only once in the UCD XML file.
- Similarly, the data points used to populate 17.4 **Negative Amortization** are also used to populate 4.1.3 Loan Amount Increase Terms and will appear only once in the UCD XML file.

- ***CHECKBOXES –*** Four of the disclosures in this section provide a series of statements describing the possible features of the loan. The text of the statements is mandated by the Regulation. Implementers must provide a check in the box next to the statement that applies. The data points needed to indicate which boxes must be checked take the form of *Indicators* and enumerated *Types* and are represented on the form as illustrated by the table above.

FOR MORE INFORMATION

17.0 §1026.38(l) pp. 80126, 80359, 80026

17.1 §1026.38(l)(1) pp. 80126, 80359, 80026

17.2 §1026.38(l)(2) pp. 80126-7, 80359, 80026-7

17.3 §1026.38(l)(3) pp. 80127, 80359, 80027

17.4 §1026.38(l)(4) pp. 80127 80359, 80027-8

17.5 §1026.38(l)(5) pp. 80127, 80359, 80028-9

17.6 §1026.38(l)(6) pp. 80127, 80359, 80029-30

18.0 ESCROW ACCOUNT

The **Escrow Account** disclosure is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 18.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
18.0	Escrow Account	•	•		•

As illustrated in the following figure, the **Escrow Account** section under **Loan Disclosures** indicates whether the borrower's loan has an escrow account, and if so, provides information in the **Escrow** table describing the payments to be made using escrow account funds and those the borrower must make directly. If the loan does not have an escrow account, then the reason for the absence is disclosed, and information is provided in the **No Escrow** table describing the estimated first year property costs and any fee associated with waiving the escrow account.

18.0 Escrow Account

For now, your loan

18.1 ☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly possibly in one or two large payments a year. Your ...

Escrow		
18.2 Escrowed Property Costs over Year 1	$2,473.56	18.2.1 Estimated total amount over year 1 for your escrowed property costs: **Homeowner's Insurance** **Property Taxes**
18.3 Non-Escrowed Property Costs over Year 1	$1,800.00	18.3.1 Estimated total amount over year 1 for your non-escrowed property costs: **Homeowner's Association Dues** You may have other property costs.
18.4 Initial Escrow Payment	$412.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
18.5 Monthly Escrow Payment	$206.13	The amount included in your total monthly payment.

18.1, cont'd ☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact ...

No Escrow		
18.6 Estimated Property Costs over Year 1	$	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
18.7 Escrow Waiver Fee	$	

In the future,

Your property costs may change and, as a result, your escrow payment may change. .....

Figure 149. Loan Disclosures - Escrow Account

ESCROW ACCOUNT ESTABLISHED

Lenders must disclose a statement that, in connection with the transaction, they have or will establish an escrow account at or before closing for payment of some or all property costs associated with the loan. As shown in the following figure, this statement is represented by a checked box, using the data point shown in the table below.

18.0 Escrow Account

For now, your loan

18.1 ☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly possibly in one or two large payments a year. Your ...

Escrow		
18.2 Escrowed Property Costs over Year 1	$2,473.56	18.2.1 Estimated total amount over year 1 for your escrowed property costs: **Homeowner's Insurance** **Property Taxes**
18.3 Non-Escrowed Property Costs over Year 1	$1,800.00	18.3.1 Estimated total amount over year 1 for your non-escrowed property costs: **Homeowner's Association Dues** You may have other property costs.
18.4 Initial Escrow Payment	$576.96	A cushion for the escrow account you pay at closing. See Section G on page 2.
18.5 Monthly Escrow Payment	$206.13	The amount included in your total monthly payment.

Figure 150. Loan Disclosure – Escrow Account Established

Certain fields in the **Escrow Account** section must reconcile to the following **Closing Disclosure** fields:

18.2 Escrowed Property Costs over Year 1 = 5.4.1 (Estimated Escrow, Years 1 – n) * 12 = 206.13 * 12 = $2,473.56

18.3 Non-Escrowed Property Costs over Year 1 = (5.6.1 Estimated Taxes, Insurance and Assessments less 18.2 Estimated Escrow) * 12 = (356.13 – 206.13) * 12 = $1,800

18.4 Initial Escrow Payment = 8.10.1 G. Initial Escrow Payment at Closing

18.5 Monthly Escrow Payment = 5.4.1 Estimated Escrow, Years 1 – n

5.0	5.1.1	5.1.2	5.1.3	5.1.4
5.1 **Payment Calculation**	**Years 1 – 5**	**Years 6 – 8**	**Years 9 – 11**	**Years 12 - 30**
5.3 **Mortgage Insurance**	5.3.1 + **82.35**	5.3.2 + --		
5.4 **Estimated Escrow** *Amount can increase over time*	5.4.1 + **$206.13**	5.4.2 + **$206.13**	5.4.3 + **$206.13**	5.4.4 + **$206.13**
5.6 **Estimated Taxes, Insurance & Assessments** *Amount can increase over time* *See page 4 for details*	5.6.1 **$356.13** 5.6.2 **a month**	**This estimate includes** 5.6.3☑ Property Taxes 5.6.4☑ Homeowners Insurance 5.6.5☑ Other: **HOA Dues** *See Escrow Account on page 4 for details. You must pay for other property costs separately.*		**In escrow?** **YES** **YES** **NO**

Figure 151. Projected Payments Table Escrow Fields

Other Costs 8.0	Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
8.10 **G. Initial Escrow Payment at Closing**	8.10.1 $576.96				
018.11 Homeowner's Insurance 8.11.1 ($100.83 per month for 2 mo.)	8.11.2 $201.66		8.11.4		8.11.6
028.12 Mortgage Insurance 8.12.1 ($82.35 per month for 2 mo.)	8.12.2 $164.70		8.12.4		8.12.6
038.13 Property Taxes 8.13.1 ($105.30 per month for 2 mo.)	8.13.2 $210.30		8.13.4		8.13.6

Figure 152. Other Costs Table – Escrow Fields

The data points used to support the **Escrow Account** section when an escrow account is established are illustrated below.

Escrow Account Established SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
18.2	**Escrowed Property Costs over Year 1 ($)**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALAS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURES/INTEGRATED_DISCLOSURE_DETAIL	FirstYearTotalEscrowPaymentAmount	2473.56	Represented on form as "$2,473.56"
18.2.1	**...for your escrowed property costs:** (list)		FirstYearTotalEscrowPaymentDescription	Homeowner's Insurance, Property Taxes	Represented on form as "Homeowner's Insurance, Property Taxes"
18.3	**Non-Escrowed Property Costs over Year 1**		FirstYearTotalNonEscrowPaymentAmount	1800.00	Represented on from as "$1,800.00"
18.3.1	**...for your non-escrowed property costs:** (list)		FirstYearTotalNonEscrowPaymentDescription	Homeowner's Association Dues	Represented as "Homeowner's Association Dues"
18.4	**Initial Escrow Payment at Closing – Borrower-Paid ($)**	.../INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionTotalAmount	576.96	Represented on form as $576.96
18.4	**Initial Escrow Payment at Closing**		IntegratedDisclosureSectionType	InitialEscrowPaymentAtClosing	Represented on the form as "Initial Escrow Payment at Closing"
18.5	N/A - XML	.../INTEGRATED_DISCLOSURE/PROJECTED_PAYMENTS/PROJECTED_PAYMENT	*SequenceNumber*	1	Not shown – part of mapping for Projected Payments table
18.5	**Monthly Escrow Payment ($)**		ProjectedPaymentEstimatedEscrowPaymentAmount	206.13	Represented on form as $206.13

Escrow Account Established SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
18.1	… ☑ will have an escrow account…	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	EscrowIndicator	true	Represented on form as ☑ will have an escrow account

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18.1 The Escrow Indicator also supports 5.4 in the Projected Payments table. It is included in the UCD XML file only once and its value is explicitly represented here.

18.2 | 18.2.1 | 18.3 | 18.3.1 The data points used to populate these fields (*First Year Total Escrow Payment Amount*, *First Year Total Escrow Payment Description*, *First Year Total Non Escrow Payment Amount*, and *First Year Total Non Escrow Payment Description*) are unique to the **Closing Disclosure** and are calculated and disclosed according to the Regulation. For this reason, they are included in the document-specific *INTEGRATED DISCLOSURE DETAIL*.

18.4 The data points used to provide the value of **Initial Escrow Payment** (*Integrated Disclosure Section Type* = "*Initial Escrow Payment At Closing"* and *Integrated Disclosure Section Total Amount*) are the same as those used for the section **G. Initial Escrow Payment at Closing** subtotal in the **Other Costs** table. Although this value appears in two places on the **Closing Disclosure**, the data points are provided only once in the XML file.

18.5 The data point and attribute used to provide the value of **Monthly Escrow Payment** *(Projected Payment Estimated Escrow Payment Amount* in the first instance of *PROJECTED PAYMENT)*, are the same as those used for the first period amount for **Estimated Escrow** in the **Projected Payments** table. Although this value appears in two places on the **Closing Disclosure**, the data points are provided only once in the XML file

ESCROW ACCOUNT NOT ESTABLISHED

As illustrated in the figure below, if no escrow account is established in connection with the transaction, lenders must disclose a statement to that effect. A reason for the absence of the escrow account--either that the borrower declined it or the lender did not offer one—also must be provided. The dollar amount of **Estimated Property Costs over Year 1** and any **Escrow Waiver Fee** must be disclosed in a table titled **No Escrow**. The escrow waiver fee must be included as a line item in either the **Loan Costs** or **Other Costs** table.

18.0 Escrow Account

For now, your loan

18.1, cont'd ☒ will not have an escrow account because ☒ you declined it ☐ your lender does not offer one. You must directly pay ….

No Escrow		
18.6 Estimated Property Costs over Year 1	$4,273.56	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
18.7 Escrow Waiver Fee	$250.00	

Figure 153. Loan Disclosure - Escrow Account Not Established

Certain fields in the **Escrow Account** section must reconcile to the following **Closing Disclosure** fields:

18.1 *Escrow Indicator* is also used to support 5.4 in the **Projected Payments** table. It is included in the UCD XML file only once and its value is explicitly represented here.

18.6 **No Escrow -** Estimated Property Costs over Year 1 = (5.6.1 Estimated Taxes, Insurance and Assessments less 18.2 Escrowed Property Costs)*12 = $356.13 – 0)*12 = $4,273.56

18.7 Escrow Waiver Fee = recorded as a line item under B. Services Borrower Did Not Shop For (7.5) or C. Services Borrower Did Shop For (7.7)

5.0	5.1.1	5.1.2	5.1.3	5.1.4
5.1 **Payment Calculation**	**Years 1 – 5**	**Years 6 – 8**	**Years 9 – 11**	**Years 12 - 30**
5.3 **Mortgage Insurance**	5.3.1 + **82.35**	5.3.2 + --		
5.4 **Estimated Escrow** *Amount can increase over time*	5.4.1 + **$0**	5.4.2 + **$0**	5.4.3 + **$0**	5.4.4 + **$0**
5.6 **Estimated Taxes, Insurance & Assessments** *Amount can increase over time* *See page 4 for details*	5.6.1 **$356.13** 5.6.2 **a month**	**This estimate includes** 5.6.3☑ Property Taxes 5.6.4☑ Homeowners Insurance 5.6.5☑ Other: **HOA Dues** *See Escrow Account on page 4 for details. You must pay for other property costs separately.*		**In escrow?** **NO** **NO** **NO**

Figure 154. Projected Payments Table Escrow Fields

Other Costs 8.0	**Borrower-Paid** At Closing	**Borrower-Paid** Before Closing	**Seller-Paid** At Closing	**Seller-Paid** Before Closing	**Paid by Others**
8.10 **G. Initial Escrow Payment at Closing**	8.10.1 **$0**				
018.11 Homeowner's Insurance 8.11.1 ($___ per month for #___ mo.)	8.11.2		8.11.4		8.11.6
028.12 Mortgage Insurance 8.12.1 $__ per month for #___mo.)	8.12.2		8.12.4		8.12.6
038.13 Property Taxes 8.13.1 ($___ per month for #___ mo.)	8.13.2		8.13.4		8.13.6

Figure 155. Other Costs Table – Escrow Fields

Loan Costs 7.0	**Borrower-Paid** At Closing	**Borrower-Paid** Before Closing	**Seller-Paid** At Closing	**Seller-Paid** Before Closing	**Paid by Others**
7.4 **B. Services Borrower Did Not Shop For**	7.4.1 $536.55				
01 7.5 **Escrow Waiver Fee.** 7.5.1	7.5.2 **150.00**	7.5.3	7.5.4	7.5.5	7.5.6 **100.00**

Figure 156. Loan Costs Table – Escrow Waiver Fee

The data points used to support the **Escrow Account** section when no escrow account is established are illustrated below.

Escrow Account Not Established SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
18.6	**Estimated Property Costs Over Year 1**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_DETAIL	FirstYearTotalNonEscrowPaymentAmount	4273.65	Represented on form as "$4,273.65"
18.7 | 7.5 or 7.7	**Escrow Waiver Fee**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES/FEE/FEE_DETAIL	FeeType	EscrowWaiverFee	Formatting for form required
18.7	**Escrow Waiver Fee ($)**		FeeActualTotalAmount	250.00	Represented on the form as $250.00
18.1	… ☑ **will not have an escrow account…**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	EscrowIndicator	false	Represented on form as ☑ will have an escrow account
18.1	… **because ☑ you declined it ☐ your lender does not offer one….**		EscrowAbsenceReasonType	BorrowerDeclined	Represented on form as ☑ you declined it

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18.1 Escrow Indicator supports 5.4 in the Projected Payments table. It is included in the UCD XML file only once and its value is explicitly represented here.

18.6 The data point used to populate this field (*First Year Total Non Escrow Payment Amount*) is unique to the **Closing Disclosure** and is calculated and disclosed according to the Regulation. For this reason, it is included in the document-specific *INTEGRATED DISCLOSURE DETAIL.*

18.7 The FEE structure used to support the Escrow Waiver Fee line item in 7.5 is also used to support the dollar amount reported here. Within the instance of FEE that contains *Fee Type* = *"Escrow Waiver Fee",* the additional data point *Fee Actual Total Amount* is used to provide 18.7. This total amount is used in case the Escrow Wavier Fee is broken out across multiple payors as it is disclosed in the **Other Costs Table** example, above. (It should be used even when the Escrow Wavier Fee is paid by one person.) *EscrowWaiverFee* is provided only once in the XML file.

FOR MORE INFORMATION

18.0 Reg §1026.38(l)(7) pp. 80127, 80359, 80030-6

18.1 Reg §1026.38(l)(7)(i)(A) and (B) pp. 80127, 80359, 80031-6

18.2 Reg §1026.38(l)(7)(i)(A) pp. 80127, 80031-6

18.3 Reg §1026.38 (l)(7)(i)(A)(2) pp. 80127, 80359, 80031-6

18.4 Reg §1026.38(l)(7)(iii) pp. 80127, 80031-6

18.5 Reg §1026.38(l)(7)(i)(A)(4) pp. 80127, 80359, 80031-6

18.6 Reg §1026. 38(l)(7)(i)(B)(1) pp. 80127, 80359, 80031-6

18.7 Reg §1026.38(l)(7)(i)(B)(2) pp. 80127, 80031-6

19.0 ADJUSTABLE PAYMENT (AP) TABLE

The Adjustable **Payments** (AP) table is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 19.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
19.0	Adjustable Payment (AP) Table	Adjustable Payments not based on Rate Only if applicable	Adjustable Payments not based on Rate Only if applicable		Adjustable Payments not based on Rate Only if applicable

The AP table must be included in the Closing Disclosure if the loan:

- Has terms that allow the principal and interest payment to change after consummation without a corresponding adjustment to the interest rate (for example, Interest-Only, Graduated Payment, or Payment Option loans).
- Is a seasonal payment product (a loan with terms expressly providing that payments are not scheduled between specified periods on a regular basis).

The **AP** table must be excluded from the **Closing Disclosure** if the loan does not have these features.

19.0 **Adjustable Payment (AP) Table**		*if yes:*
Interest Only Payments?	19.1 **NO/YES**	19.1.1 For your first # payments
Optional Payments?	19.2 **NO/YES**	19.2.1 For your first # payments
Step Payments?	19.3 **NO/YES**	19.3.1 For your first # payments
Seasonal Payments?	19.4 **NO/YES**	19.4.1From period to period / Every # payment / every quarter until the 20th quarter
19.5 **Period** Principal and Interest Payments		
First Change / Amount	19.6 $ Min - $ Max at # payment	
Subsequent Changes	19.7 Every # years / No subsequent changes	
Maximum Payment	19.8 $ Starting at / As early as # payment	

Figure 157. Adjustable Payment Table Section

As illustrated above, the **AP Table** has two parts. The top half, comprising the first four rows, identifies the loan feature(s) that are causing the payment to adjust with a "NO" or "YES" answer (19.1 – 19.4).

If the answer is "YES", it must be followed by the number of payments that adjust beginning with the first payment (19.1.1 – 19.3.1). If the loan allows seasonal payments, the "season" must also be defined (19.4.1).

The second part of the **AP Table** identifies the adjustment period (19.5), then specifies the payment number of the first change and the minimum and maximum dollar amount of change possible (19.6), the change frequency following the first change (if applicable) (19.7), and the dollar amount and year the maximum payment of the loan term will be reached (19.8).

RELATIONSHIP OF TOP HALF OF AP TABLE TO 3.3 PRODUCT

The following table shows how the features in the top half of the AP table correspond to the loan features used to identify 3.3 Product. The loan product features can be associated with any of the three loan product types

defined by the *Regulation* --Fixed, Adjustable Rate, and Step Rate. However, it is the existence of one of these features that drives the requirement for the **AP Table**.

Relationship of Loan Product Features to AP Table	
3.3 Loan Product Features	**Reflected in AP Table as:**
(A) Negative Amortization	19.2 Optional Payments, 19.3 Step Payments
(B) Interest Only	19.1 Interest Only Payments
(C) Step Payment (aka Graduated Payment)	19.3 Step Payments
(D) Balloon Payment	N/A – per Reg, balloon payment not considered a change to periodic payments
(E) Seasonal Payment	19.4 Seasonal Payments
(See Reg §1026.37(a)(10))	

RELATIONSHIP OF AP TABLE TO 4.3.3 IN LOAN TERMS TABLE

Some of the payment adjustment information required for the AP table has already been provided in 4.0 **Loan Terms** as part of the description of the increase to the **Periodic Principal and Interest Payment**. The following table shows similarities and differences between 4.3.3 in the **Loan Terms** table and the **AP Table**. This relationship is important to understand, because the same data points are used to populate both tables where the data overlaps, and appear in the XML file only once.

Relationship of Loan Terms Table P&I Features to AP Table			
Loan Terms Table (4.3)		**AP Table (19.0)**	
Form Field ID (bullet)	**Form Field Name**	**Form Field ID**	**Form Field Name**
4.3.2	**Principal and Interest – Can this amount increase after closing? YES**	19.0	Adjustable Payment (AP) Table (*If 4.3.2 = YES must be included*)
4.3.3 (3)	Includes only interest and no principal until year <#>	19.1 | 19.1.1	**Interest Only Payments** <YES> for your first <#> payments
4.3	<Period> **Principal & Interest**	19.5	<Period> **Principal and Interest Payments**
4.3.3 (1)	Adjusts every <#> years…		N/A
4.3.3 (1)	…starting in year <#>	19.6	**First Change** / Amount …. At <#> payment
	N/A	19.6	**First** Change / **Amount** <$> Min to <$> Max …
	N/A	19.7	**Subsequent Changes** Every <#> years**
4.3.3 (2)	Can go as high as <$>…	19.8	**Maximum Payment** <$>…
4.3.3 (2)	…in year <#>	19.8	…starting at <#> payment
▪ *Only concerned with first adjustment* ▪ *Describes change events in terms of years*		▪ *Describes both first & subsequent adjustments* ▪ *Describes change events in terms of months*	

19.1 | 19.5 – 19.8 INTEREST ONLY PAYMENTS?

If one or more regular periodic payments may be applied only to interest accrued and not to the loan principal, the loan has "Interest Only Payments".

Example: 30-year Fixed | 1-year Interest Only Period | P&I = $1,500 after Interest Only Period ends

As shown in the figure below, Row 4.3 of the **Loan Terms** table provides information about the interest only feature that is presented again in the **AP Table.**

4.0 Loan Terms	*Initial P&I*	*Increase?*	*Description*
4.3 **Monthly Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 **$761.78**	4.3.2 **YES**	4.3.3 ▪ Adjusts **once** starting in year **2** ▪ **Goes as high as $1,500** in year **2** ▪ Includes **only interest** and **no principal** until year **2** ▪ See AP Table on page 4 for details

Figure 158. 4.3.3 for Interest Only Loan

For the **AP** Table, "**YES**" is provided in answer to the question **Interest Only Payments?** in row 19.1, along with the number of payments that may be interest only. The bottom half of the **AP Table** provides the additional information that there are no subsequent changes to the P&I payment once the Interest Only period ends.

19.0 Adjustable Payment (AP) Table		
Interest Only Payments?	19.1 **YES**	19.1.1 For your first **12** payments.
19.5 **Monthly** Principal and Interest Payments		
First Change / Amount	19.6 **$1,500.00** at **13th** payment	
Subsequent Changes	19.7 **No subsequent changes**	
Maximum Payment	19.8 **$1,500.00** starting at **13th** payment.	

Figure 159. AP Table – Fixed Rate Loan with Interest Only Payments

The following table links the information provided in the Loan Terms and AP Tables.

Interest Only Loan Feature			
Loan Terms Table (4.0)		AP Table (19.0)	
Form Field ID (bullet)	Form Field Name	Form Field ID	Form Field Name
4.3	**Monthly Principal & Interest**	19.5	**Monthly Principal and Interest Payments**
4.3.3 (1)	Adjusts **once…**		N/A
	N/A	19.7	**Subsequent Changes No subsequent changes**
	N/A	19.6	**First Change / Amount $1,500.00…**
4.3.3 (1)	…starting in year **2**	19.6	**First Change / Amount** …at **13th** payment
4.3.3 (2)	Can go as high as **$1,500** …	19.8	**Maximum Payment $1,500**…
4.3.3 (2)	…in year **2**	19.8	…starting at **13th** payment
4.3.3 (3)	Includes only interest and no principal until year **2**	19.1 | 19.1.1	**Interest Only Payments** <**YES**> For your first **12** payments

Figure 160. 4.3 and Loan Terms Table for Interest Only Loan

The data points used to provide this information are shown in the table below. The **Loan Terms** table **Form Field IDs** have been included where applicable to help emphasize that the data points are provided only once in the XML file.

AP Table – Fixed Rate Loan with Interest Only Payments SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
19.6 | 4.3	**First Change / Amount…at #___** payment	…/DOCUMENT/DEAL_SETS/DEAL/SET/DEALS/DEAL/LOANS/LOAN/ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_LIFETIME_ADJUSTMENT_RULE	FirstPrincipalAndInterestPaymentChangeMonthsCount	13	Represented in AP table as "at 13th payment"
19.8 |4.3	**Maximum Payment** … starting at ___ payment		PrincipalAndInterestPaymentMaximumAmountEarliestEffectiveMonthsCount	13	Represented in AP table as "starting at 13th payment"
19.6 | 19.8 |4.3	**First Change / Amount…** **Maximum Payment $___** …	…/PRINCIPAL_AND_INTEREST_PAYMENT_ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_PER_CHANGE_ADJUSTMENT_RULES/PRINCIPAL_AND_INTEREST_PAYMENT_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	First	Represented on form as "First"
19.6	**First Change / Amount…$**		PerChangeMaximumPrincipalAndInterestPaymentAmount	1500.00	Represented on form as "$1,500.00"
19.7	**Subsequent Changes Every #___ years**	For interest only loans with one interest only period no explicit data is sent to represent "No Subsequent Changes"			
19.1.1	Interest Only Payments? **For your first ____ payments**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/INTEREST_ONLY	InterestOnlyTermMonthsCount	12	Represented in AP table as "For your first 12 payments"
19.1 | 4.3.2 | 4.3.3	**Interest Only Payments?**	…/LOAN/LOAN_DETAIL	InterestOnlyIndicator	true	Represented in AP Table as "YES"
19.5 | 4.3	**<Period>** Principal and Interest Payments	…/LOAN/PAYMENT/PAYMENT_RULE	PaymentFrequencyType	Monthly	Represented on form as "Monthly"

19.2 | 19.5 – 19.8 OPTIONAL PAYMENTS?

If note terms allow the borrower to elect to pay a specified periodic P&I payment in an amount other than the scheduled amount, the loan has "Optional Payments".

Example: 30-year Fixed | 5-Year Payment Option Period | P&I Payment = $925 after Payment Option Period ends. (This very simple (non-ARM) example is used to focus on the payment option feature.)

As shown in the figure below, Row 4.3 of the **Loan Terms** table provides information about the Payment Option feature that is presented again in the **AP Table.**

4.0 Loan Terms	*Initial P&I*	*Increase?*	*Description*
4.3 **Monthly Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1 **$761.78**	4.3.2 **YES**	4.3.3 ▪ Adjusts **once** starting in year **6** ▪ **Can go as high as $925.00** in year **6** ▪ See AP Table on page 4 for details

Figure 161. 4.3.3 for Payment Option Loan

For the **AP** Table, "**YES**" is provided in answer to the question **Optional Payments?** in row 19.2, along with the number of payments for which optional amounts may be paid, counting from the first periodic payment due after consummation that the feature is in effect.

19.7 provides the additional information (not shown in the **Loan Terms** table) that there are no subsequent changes to the P&I payment once the Payment Option period ends.

As with the calculation for the maximum payment for the **Loan Terms** table, for 19.8 the lender is to assume that the borrower elects to make as many periodic payments as long as possible (under the note terms) that cause negative amortization. This will cause the periodic principal and interest payment to be the maximum possible once the pay option period is over.

19.0 Adjustable Payment (AP) Table		
Optional Payments?	19.2 **YES**	19.2.1 For your first **60** payments
19.5 **Monthly** Principal and Interest Payments		
First Change / Amount	19.6 **$925.00 at 61st payment**	
Subsequent Changes	19.7 **No Subsequent Changes**	
Maximum Payment	19.8 **$925.00** starting at **61st** payment	

Figure 162. AP Table – Optional Payments

The following table links the information provided in the Loan Terms and AP Tables.

Payment Option Feature			
Loan Terms Table (4.0)		AP Table (19.0)	
Form Field ID (bullet)	Form Field Name	Form Field ID	Form Field Name
4.3	**Monthly Principal & Interest**	19.5	**Monthly Principal and Interest Payments**
4.3.3 (1)	Adjusts **once…**		N/A
	N/A	19.7	**Subsequent Changes No subsequent changes**
	N/A	19.6	**First Change / Amount $925.00…**
4.3.3 (1)	…starting in year **6**	19.6	**First Change / Amount** …at **61st** payment
4.3.3 (2)	Can go as high as **$925.00** …	19.8	**Maximum Payment $925.00**…
4.3.3 (2)	…in year **6**	19.8	…starting at **61st** payment

Figure 163. 4.3 and Loan Terms Table for Payment Option Loan

The data points used to provide this information are shown in the table below. The **Loan Terms** table **Form Field IDs** have been included where applicable to help emphasize that the data points are provided only once in the XML file.

AP Table - Optional Payments SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
19.6	**First Change** / Amount …	…/DOCUMENT/DEAL_SETS/DEAL/SET/DEALS/DEAL/LOANS/LOAN/ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_LIFETIME_ADJUSTMENT_RULE	FirstPrincipalAndInterestPaymentChangeMonthsCount	61	Represented in AP Table as "at 61st payment"
19.8	**Maximum Payment** … starting at ___ payment		PrincipalAndInterestPaymentMaximumAmountEarliestEffectiveMonthsCount	61	Represented in AP Table as "starting at 61st payment"
19.6 | 19.8 |4.3	**First** Change **/ Amount**… **Maximum Payment $___** …		AdjustmentRuleType	First	Represented on form as "First"
19.6	**First Change / Amount**…$		PerChangeMaximumPrincipalAndInterestPaymentAmount	925.00	Represented on form as "$925.00"
19.7	**Subsequent Changes Every #___ years**	For fixed rate payment option loans with only one payment option period, no explicit data is sent to represent "No Subsequent Changes"			
19.5	**_____ Principal and Interest Payments**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/PAYMENT/PAYMENT_RULE	PaymentFrequencyType	Monthly	Represented on form as "Monthly"
19.2	**Optional Payments?**		PaymentOptionIndicator	True	Represented in AP Table as "YES"
19.2.1	**For your first ____ payments**	…/DEAL/LOANS/LOAN/PAYMENT/PAYMENT_RULE/EXTENSION/OTHER	gse:TotalOptionalPaymentCount	60	Represent in AP table as "first 60 payments"

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Total Optional Payment Count: "The total number of optional payments allowed during the life of the loan when this choice is permitted under the terms of the loan" has been included in MISMO v3.4.0 as follows: *DEAL / LOANS / LOAN / PAYMENT / PAYMENT RULE / Total Optional Payment Count.* It is included in UCD as an *EXTENSION* to *PAYMENT RULE*.

19.3 | 19.5 – 19.8 STEP PAYMENTS?

If scheduled variations in regular periodic payment amounts that are not caused by changes to the interest rate will occur during the loan term, the loan has Step Payments (aka a Graduated Payment Mortgage or GPM).

Example: 30-year Fixed | 4-year Step Payment Period | Payment increases by $275.00 each year on anniversary of note date | Note Date = 1/1/2015 | P&I Payment = $2,350 after Step Payment Period ends.

As shown in the figure below, Row 4.3 of the **Loan Terms** table provides information about the Step Payment feature that is presented again in the **AP Table.**

4.0 Loan Terms	*Initial P&I*		*Increase?*		*Description*
4.3 **Monthly Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1	**$1,250.00**	4.3.2	**YES**	4.3.3 ▪ Adjusts **yearly** starting in year **2** ▪ **Goes as high as $2,350.00** in year **5** ▪ See AP Table on page 4 for details

Figure 164. 4.3.3 for Payment Option Loan

For the **AP** Table, "**YES**" is provided in answer to the question **Step Payments?** in row 19.3, along with the number of payments for which the Step Payment feature is in effect, counting from the first periodic payment due after consummation that the feature is in effect.

19.7 provides additional information (not shown in the **Loan Terms** table) about subsequent changes to the P&I payment after the first yearly increase.

19.0 Adjustable Payment (AP) Table		
Step Payments?	19.3 **YES**	19.3.1 For your first **48** payments.
19.5 **Monthly** Principal and Interest Payments		
First Change / Amount	19.6 **$1,525** at **13th** payment	
Subsequent Changes	19.7 **Every year for three years**	
Maximum Payment	19.8 **$2,350.00** starting at **49th** payment.	

Figure 165. AP Table – Step Payments

The following table links the information provided in the Loan Terms and AP Tables.

Payment Option Feature			
Loan Terms Table (4.0)		AP Table (19.0)	
Form Field ID (bullet)	Form Field Name	Form Field ID	Form Field Name
4.3	**Monthly Principal & Interest**	19.5	**Monthly Principal and Interest Payments**
4.3.3 (1)	Adjusts **yearly…**		N/A
	N/A	19.7	**Subsequent Changes Every year for three years**
	N/A	19.6	**First Change / Amount $1,525.00…**
4.3.3 (1)	…starting in year **2**	19.6	**First Change / Amount** …at **13th** payment
4.3.3 (2)	Can go as high as **$2,350.00** …	19.8	**Maximum Payment $2,350.00**…
4.3.3 (2)	…in year **5**	19.8	…starting at **49th** payment

Figure 166. 4.3 and Loan Terms Table for Step Payment Loan

The data points used to provide this information are shown in the table below. The **Loan Terms** table **Form Field IDs** have been included where applicable to help emphasize that the data points are provided only once in the XML file.

Step Payments SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
19.6	**First Change / Amount…at #___** payment	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_LIFETIME_ADJUSTMENT_RULE	FirstPrincipalAndInterestPaymentChangeMonthsCount	13	Represented on form as "at 13th payment"
19.8	**Maximum Payment $___ …**		PrincipalAndInterestPaymentMaximumAmount	2350.00	Represented on form as "$2,350.00"
19.8	**Maximum Payment …** starting at ___ payment		PrincipalAndInterestPaymentMaximumAmountEarliestEffectiveMonthsCount	49	Represented on form as "starting at 49th payment"
First Instance of PRINCIPAL AND INTEREST PAYMENT PER CHANGE ADJUSTMENT RULE					
19.6	**First …**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_ADJUSTMENT/PRINCIPAL_AND_INTEREST_PAYMENT_PER_CHANGE_ADJUSTMENT_RULES/PRINCIPAL_AND_INTEREST_PAYMENT_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	First	Represented on form as "First"
19.6	**First Change / Amount…**$		PerChangeMaximumPrincipalAndInterestPaymentAmount	1525.00	Represented on form as "$1,525.00"
Second Instance of PRINCIPAL_AND_INTEREST_PAYMENT_PER_CHANGE_ADJUSTMENT_RULE					
19.7	**Subsequent …**	…/PRINCIPAL_AND_INTEREST_PAYMENT_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	Subsequent	Represented on form as "Subsequent"
19.7	**Every___Years**		PerChangePrincipalAndInterestPaymentAdjustmentFrequencyMonthsCount	12	Represented on form as "Every year"
End of PRINCIPAL AND INTEREST PAYMENT PER CHANGE ADJUSTMENT RULE Instances					
19.3	**Step Payments?**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/AMORTIZATION/AMORTIZATION_RULE	AmortizationType	Step	Represented on form as "YES" for Step Payments
19.5	**___Principal and Interest Payments**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/PAYMENT/PAYMENT_RULE/	PaymentFrequencyType	Monthly	Represented on form as "MonthlY"
19.3.1	Step Payments? **For your first ___# payments**	…/PAYMENT_RULE/EXTENSION/OTHER	gse:TotalStepPaymentCount	48	Represented as "first 48 payments" on form

19.4 SEASONAL PAYMENTS?

If the loan does not have regularly scheduled continuous periodic payments, then it has a Seasonal Payment feature. For seasonal loans, the period during which periodic principal and interest payments are not made is all that must be disclosed.

Example: 30-year Fixed | "Teacher" Loan | Monthly payments not required during June, July, and August

As shown in the figure below, Row 4.3 of the **Loan Terms** table simply provides a reference to the **AP Table.**

4.0 Loan Terms	*Initial P&I*		*Increase?*		*Description*
4.3 **Monthly Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment*	4.3.1	**$1,250.00**	4.3.2	**YES**	4.3.3 ▪ See AP Table on page 4 for details

Figure 167. 4.3.3 for Loan with Seasonal Payments

For the **AP** Table, "**YES**" is provided in answer to the question **Seasonal Payments?** in row 19.4, along with the identification of the seasonal payment period (period during which no periodic payments are made). The bottom half of the table is not applicable for seasonal payments.

19.0 Adjustable Payment (AP) Table		
Seasonal Payments?	19.4 **YES**	19.4.1 **From June to August**
19.5 **Monthly** Principal and Interest Payments		
First Change / Amount	19.6	
Subsequent Changes	19.7	
Maximum Payment	19.8	

Figure 168. AP Table - Seasonal Payments

The data points used to provide this information are shown in the table below.

Seasonal Payments SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
19.4	**Seasonal Payments? YES**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/LOAN_DETAIL	SeasonalPaymentFeatureIndicator	true	Represented on form as "YES"
19.5 | 4.3	**<Periodic>** Principal and Interest Payments	.../LOAN/PAYMENT/PAYMENT_RULE	PaymentFrequencyType	Monthly	

Seasonal Payments SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
19.4.1	Seasonal Payments? YES **From <mo>** to <mo>		SeasonalPayment PeriodStartMonth	--06	Represented on form as "From June"
19.4.1	Seasonal Payments? YES From <mo> **to <mo>**		SeasonalPayment PeriodEndMonth	--08	Represented on form as "to August"

MAPPING GUIDANCE

The required format for data points ending in "Month" is "—MM". (Two hyphens precede the 2-digit representation of the month.)

FOR MORE INFORMATION

19.0 Reg §1026.38(m), pp. 80127, 80359, 80036; 38(m)-1 = Cross Reference to §1026.37(i) pp. 80118-19, 80345-6, 79970-2; 37-1 p. 79970; 37(o); 37(i)-1 p. 79970; 37(i)(5)-5 p. 80346; **Sample Form** H-24(C), p. 80149.

19.1 §1026.37(i)(1) p. 80118, 79970; §1026.37(a)(10)(ii)(B) p. 80113

19.2 §1026.37(i)(2) p. 80118, 79970; §1026.37 (i)-2.

19.3 §1026.37(i)(3) p. 80118, 79970; §1026.37(a)(10)(ii)(C) p. 80113

19.4 §1026.37(i)(4) p. 80118 ,79970; §1026.37(i)(2)(iv) p. 80345; §1026.37(a)(10)(ii)(E) p. 80113;.

19.5 §1026.37(i)(5)-1 pp. 80118, 80345, 79970.f

19.6 §1026.37(i)(5)(i) p. 80119, 79970; 37(i)(5)-2 p. 80346.

19.7 §1026.37(i)(5)(ii) p. 80119, 79970; 37(i)(5)-3 p. 80346.

19.8 §1026.37(i)(5)(iii) p. 80119, 79970; 37(i)(5)-4 p. 80346.

20.0 ADJUSTABLE INTEREST RATE (AIR) TABLE

The **Adjustable Interest Rate (AIR) Table** is included in the following **Closing Disclosure** *Form Types*:

Closing Disclosure Form Types and Section 5.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
20.0	Adjustable Interest Rate (AIR) Table	ARM, Step Rate, Temp Buydown Only if applicable	ARM, Step Rate, Temp Buydown Only if applicable		ARM, Step Rate, Temp Buydown Only if applicable

The **AIR Table** must be included in the **Closing Disclosure** if the loan has terms that allow the interest rate to adjust after consummation, either based on changes to an index (e.g., an ARM) or a schedule (e.g., a Step Rate or Temporary Buydown Subsidy). The **AIR Table** must be excluded if the loan does not have these features. The lender may not disclose a blank table or a table with ''N/A'' inserted within each row.

20.0 Adjustable Interest Rate (AIR) Table		
Index + Margin (OR) Interest Rate Adjustments		20.1 **Index Name + % # of Adjustments**
Initial Interest Rate		20.2 %
Minimum/Maximum Interest Rate		20.3 % Min / % Max
Change Frequency		
First Change	20.4 Beginning of # month	
Subsequent Change	20.5 Every # month after first change	
Limits on Interest Rate Changes		
First Change	20.6 %	
Subsequent Change	20.7 %	

Figure 169. Adjustable Interest Rate (AIR) Table

As illustrated above, the following information is required for all loans for which the interest rate can or will increase:

20.1 For loans that adjust based on an external index:

The **Index** upon which the adjustments to the interest rate are based.

The **Margin** that is added to the index to determine the interest rate, if any. The margin should be disclosed as a percentage. For example, if the contract determines the interest rate by adding 4.25 percentage points to the index, the margin should be disclosed as ''4.25%.''

For loans that adjust according to a schedule incorporated in the note terms: The number of scheduled **Interest Rate Adjustments.**

20.2 The **Initial Interest Rate**, which is the interest rate at consummation even if it will apply for only a short period.

20.3 The **Minimum Interest Rate** that may occur at any time during the term of the transaction, after any introductory or ''teaser'' interest rate expires. If the note terms do not state a minimum interest rate or "floor", the minimum interest rate that applies to the transaction under applicable law must be disclosed. If no law applies, the margin is disclosed.

The **Maximum Interest Rate** permitted by the note terms, such as an interest rate ''cap" or "ceiling". If the note terms do not specify a maximum interest rate, the maximum interest rate permitted by applicable law, such as State usury law, must be disclosed.

20.4 **Change Frequency-First Change -** the month when the interest rate may first change, counted from the note date.

20.5 **Change Frequency-Subsequent Change** - the frequency of interest rate adjustments after the initial adjustment.

20.6 **Limits on Interest Rate Changes –First Change** - the rate cap for the first adjustment of the interest rate after consummation.

20.7 **Limits on Interest Rate Changes –Subsequent Change** - the rate cap for subsequent adjustments of the interest rate after the initial adjustment. If more than one limit applies to rate adjustments after the initial adjustment, the highest limit for subsequent adjustments must be disclosed. For example, if the second adjustment is capped at two and a half percent, and all subsequent adjustments are capped at three percent, the disclosure required is ''3%.''

RELATIONSHIP OF AIR TABLE TO 4.2.3 IN LOAN TERMS TABLE

Some of the rate adjustment information required for the AIR table has already been provided in 4.0 **Loan Terms** as part of the description of the increase to the **Interest Rate**. The following table shows similarities and differences between 4.2.3 in the **Loan Terms** table and the **AIR Table**. This relationship is important to understand, because the same data points are used to populate both tables where the data overlaps, and appear in the XML file only once.

Relationship of Loan Terms Table Interest Rate Features to AIR Table			
Loan Terms Table-Interest Rate (4.2)		AIR Table (20.0)	
Form Field ID (bullet)	Form Field Name	Form Field ID	Form Field Name
4.2.2	**Interest Rate - Can this amount increase after closing? YES**	20.0	**Adjustable Interest Rate (AIR) Table** (*If 4.2.2 = YES must be included*)
	N/A	20.1	**Index + Margin** OR **Interest Rate Adjustments (#)**
4.2.1	**Interest Rate**	20.2	**Initial Interest Rate**
	N/A	20.3	**Minimum**/Maximum **Interest Rate**
4.2.3 (2)	**Can go as high as _%_** in year _#_	20.3	Minimum/**Maximum Interest Rate**
4.2.3	Can go as high as _%_ **in year _#_** [2]		N/A
4.2.3 (1)	Adjusts every _#_ years **starting**[1] **in year _#_**	20.4	**Change Frequency –First Change Beginning of _#_ month**[2]

Relationship of Loan Terms Table Interest Rate Features to AIR Table			
Loan Terms Table-Interest Rate (4.2)		AIR Table (20.0)	
Form Field ID (bullet)	Form Field Name	Form Field ID	Form Field Name
4.2.3 (1)	**Adjusts every _#_ years[3]** starting in year _#_	20.5	**Change Frequency–Subsequent Change[1] Every _#_ month after first change**
	N/A	20.6	**Limits on Interest Rate Changes – First Change**
	N/A	20.7	**Limits on Interest Rate Changes – Second Change[1]**
[1]Describes change events in terms of years *[2]Only concerned with first adjustment* *[3]The change frequency noted here can apply to the subsequent adjustment if the change frequency does not change throughout the life of the loan*		*[1]Describes both first & subsequent adjustments* *[2]Describes change events in terms of months*	

20.1 – 20.7 ADJUSTABLE RATE LOAN

Loans whose interest rate can adjust based upon the value of an external index are adjustable rate loans (ARMs).

Example: 30-year 5-3 LIBOR ARM 2/2/12 | LIBOR = 1.5% at consummation | Margin / Floor Rate = 2.5%

20.0 Adjustable Interest Rate (AIR) Table	
Index + Margin	20.1 **LIBOR + 2.5%**
Initial Interest Rate	20.2 **4%**
Minimum/Maximum Interest Rate	20.3 **2.5%** Min / **12%** Max
Change Frequency	
First Change	20.4 Beginning of **61st** month
Subsequent Change	20.5 Every **36** months after first change
Limits on Interest Rate Changes	
First Change	20.6 **2%**
Subsequent Change	20.7 **2%**

Figure 170. AIR Table - Adjustable Rate Mortgage

As shown in the figure below, Row 4.2 of the **Loan Terms** table provides information about the ARM that is presented again in the **AIR Table.**

4.0 Loan Terms	*Initial Rate*	*Increase?*	*Description*
4.3 **Interest Rate**	4.2.1 **4%**	4.2.2 **YES**	4.2.3 ▪ Adjusts **every 3 years** starting in year **6** ▪ **Can go as high as 12%** in year **15** ▪ See AIR Table on page 4 for details

Figure 171. Row 4.2 for an ARM

The following table links the information provided in the Loan Terms and AIR Tables. Only those Form Field IDs that share values across both tables are included.

Relationship of Loan Terms Table Interest Rate Features to AIR Table			
Loan Terms Table-Interest Rate (4.2)		AIR Table (20.0)	
Form Field ID (bullet)	Form Field Name	Form Field ID	Form Field Name
4.2.2	**Interest Rate - Can this amount increase after closing? YES**	20.0	**Adjustable Interest Rate (AIR) Table** (*If 4.2.2 = YES must be included*)
4.2.1	**Interest Rate** 4%	20.2	**Initial Interest Rate** 4%
4.2.3 (2)	**Can go as high as** 12% in year _#_	20.3	Minimum/**Maximum Interest Rate** 12% Max
4.2.3 (1)	Adjusts every _#_ years **starting in year** 6	20.4	**Change Frequency –First Change Beginning of** 61st **month**
4.2.3 (1)	**Adjusts every** 3 **years**[3] starting in year _#_	20.5	**Change Frequency–Subsequent Change Every** 36 **months after first change**

[3]*The change frequency noted here can apply to the subsequent adjustment because the change frequency does not change throughout the life of the loan (every 3 years after initial 5-year period).*

The data points used to provide this information are shown in the table below. The **Loan Terms** table **Form Field IDs** have been included where applicable to help emphasize that the data points are provided only once in the XML file.

AIR Table – Adjustable Rate Mortgage SUPPORTIING UCD Data Points					
Form Field ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point Name	Sample XML Value	Notes
20.1	**Index** + Margin	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ADJUSTMENT/INTEREST_RATE_ADJUSTMENT/INDEX_RULES/INDEX_RULE	IndexType	LIBOR	Represented on form a "LIBOR"
20.3 | 4.2.3	Minimum/ **Maximum Interest Rate**	…/INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_LIFETIME_ADJUSTMENT_RULE	CeilingRatePercent	12.0000	Represented as "12% Max" on AIR Table
20.4 | 4.2	**Change Frequency-First Change**		FirstRateChangeMonthsCount	61	Represented as "Beginning of 61st month" on AIR Table
20.3	**Minimum**/ Maximum **Interest Rate**		FloorRatePercent	2.5000	Represented on form as "2.5% Min"
20.1	Index + **Margin**		MarginRatePercent	2.5000	Represented on form as "2.5%"
First Instance of **INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE**					
20.4 | 20.6 | 4.2.3	**Limits on Interest Rate Changes - First Change**	…/INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULES/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	First	Represented on form as "First Change"
20.6			PerChangeMaximumIncreaseRatePercent	2.0000	Represented on form as "2%"
20.4 | 4.2.3	**Change Frequency**		PerChangeRateAdjustmentFrequencyMonthsCount	60	Represented as "Beginning of 61st Month" on AIR Table

AIR Table – Adjustable Rate Mortgage SUPPORTIING UCD Data Points					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
Second Instance of INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE					
20.5 | 20.7	**Subsequent Change**	…/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	Subsequent	Represented on form as "Subsequent Change" for both Change Frequency and Limits
20.7	**Limits on Interest Rate Changes**		PerChangeMaximumIncreaseRatePercent	2.0000	Represented on form as "2%"
20.5	**Change Frequency**		PerChangeRateAdjustmentFrequencyMonthsCount	36	Represented as "Every 36 months after first change" on AIR Table
End of INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE Instances					
20.2 | 4.2.1	**Initial Interest Rate**	…/LOAN/TERMS_OF_LOAN	NoteRatePercent	2.0000	Represented as "2%"

MAPPING GUIDANCE

20.1 - *Index Type* has explicit enumerated values to cover most indices. However, if an index is not represented on the enumerated list, the value of "*Other*" may be used. If using the enumeration "*Other*", the data point *Index Type Other Description* must contain the name of the index. The index must be stated such that a consumer reasonably can identify it. A common abbreviation or acronym of the name of the index may be disclosed if it is a commonly used public method of identification.

20.1 and 20.3 - *INTEREST RATE LIFETIME ADJUSTMENT RULE* holds the data points specifying the margin, floor and ceiling interest rates and the date of the first rate change. The reason the "Lifetime" rule is used is that these terms are known at the time the loan is closed and are in effect for the entire life of the loan. *Ceiling Rate Percent* and *First Rate Change Months Count* are disclosed in both the **Loan Terms** and **AIR Tables**, but appear in the XML file only once.

20.4 and 20.6 - *INTEREST RATE **PER CHANGE** ADJUSTMENT RULE* qualified by a value of "*First*" for *Adjustment Rule Type*, provides the data points used to represent the rate cap in place for the first adjustment period (when the rate adjusts for the first time). *Adjustment Rule Type = "First" and "Per Change Rate Adjustment Frequency Months Count*" support values disclosed in both the **Loan Terms** and **AIR Tables**, but appear in the XML file only once.

20.5 and 20.7 - The second instance of the *INTEREST RATE PER CHANGE ADJUSTMENT RULE* container is qualified by the data point *Adjustment Rule Type* = "*Subsequent"* and represents the rate cap in place for the second and all subsequent adjustment periods, as well as the number of months between changes.

20.1 – 20.7 STEP RATE

When the interest rate on the loan changes based on a schedule rather than on an external index, the loan is a step rate loan.

Example: 30-year Mortgage with Step Rate | Rate increases by 1% every year for 3 years then remains fixed thereafter

20.0 Adjustable Interest Rate (AIR) Table	
Interest Rate Adjustments	20.1 **3**
Initial Interest Rate	20.2 **2%**
Minimum/Maximum Interest Rate	20.3 **2%** Min / **5%** Max
Change Frequency	
First Change	20.4 Beginning of **13th** month
Subsequent Change	20.5 Every **12** months after first change **for 36 months**
Limits on Interest Rate Changes	
First Change	20.6 **1%**
Subsequent Change	20.7 **1%**

Figure 172. AIR Table –Mortgage with Step Rate

As shown in the figure below, Row 4.2 of the **Loan Terms** table provides information about the Step Rate loan that is presented again in the **AIR Table.**

4.0 Loan Terms	*Initial Rate*	*Increase?*	*Description*
4.3 **Interest Rate**	4.2.1 **2%**	4.2.2 **YES**	4.2.3 ▪ Adjusts **every year** starting in year **2** ▪ **Can go as high as 5%** in year **4** ▪ See AIR Table on page 4 for details

Figure 173. Row 4.2 for Loan with a Step Rate

The following table links the information provided in the Loan Terms and AIR Tables. Only those Form Field IDs that share values across both tables are included.

Relationship of Loan Terms Table Interest Rate Features to AIR Table			
Loan Terms Table-Interest Rate (4.2)		AIR Table (20.0)	
Form Field ID (bullet)	Form Field Name	Form Field ID	Form Field Name
4.2.2	**Interest Rate - Can this amount increase after closing? YES**	20.0	**Adjustable Interest Rate (AIR) Table** (*If 4.2.2 = YES must be included*)
4.2.1	**Interest Rate 2%**	20.2	**Initial Interest Rate 2%**
4.2.3 (2)	**Can go as high as 5%** in year _#_	20.3	Minimum/**Maximum Interest Rate 5%** Max
4.2.3 (1)	Adjusts every _#_ years **starting in year 2**	20.4	**Change Frequency –First Change Beginning of 13th month**
4.2.3 (1)	**Adjusts every year**[3] starting in year _#_	20.5	**Change Frequency–Subsequent Change Every 12 months after first change for 36 months**

[3]*The change frequency noted here can apply to the subsequent adjustment because the change frequency does not change throughout step rate period (every year after initial 1-year period) for 36 months.*

The data points used to provide this information are shown in the table below. The **Loan Terms** table **Form Field IDs** have been included where applicable to help emphasize that the data points are provided only once in the XML file.

AIR Table – Step Rate Mortgage SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
20.3 | 4.2.3	**Minimum/ Maximum Interest Rate**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/ADJUSTMENT/INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_LIFETIME_ADJUSTMENT_RULE	CeilingRatePercent	5.0000	Represented as “5% Max” on form
20.4 | 4.2	**Change Frequency- First Change**		FirstRateChangeMonthsCount	13	Represented as “Beginning of 13th month” on form
20.3	**Minimum/ Maximum Interest Rate**		FloorRatePercent	2.0000	Represented as “2% Min” on form
20.1	**Number and Frequency of Changes**	INTEREST_RATE_LIFETIME_ADJUSTMENT_RULE/EXTENSION/OTHER	gse:TotalStepCount	3	Represented on the form as “3”
First Instance of ***INTEREST RATE PER CHANGE ADJUSTMENT RULE***					
20.4 | 20.6 | 4.2.3	**First Change**	…/INTEREST_RATE_ADJUSTMENT/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULES/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	First	Represented on form as “First Change” for both Change Frequency and Limits
20.6	**Limits on Interest Rate Changes – First Change**		PerChangeMaximumIncreaseRatePercent	1.0000	Represented on form as “1%”
20.1 | 20.4 | 4.2.3	**Change Frequency- First Change**		PerChangeRateAdjustmentFrequencyMonthsCount	12	Represented on form as “Every 12 months”
Second Instance of *INTEREST RATE PER CHANGE ADJUSTMENT RULE*					
20.5 | 20.7	**Subsequent Change**	…/INTEREST_RATE_PER_CHANGE_ADJUSTMENT_RULE	AdjustmentRuleType	Subsequent	Represented on form as “Subsequent Change” for both Change Frequency and Limits
20.7	**Limits on Interest Rate Changes- Subsequent Change**		PerChangeMaximumIncreaseRatePercent	1.0000	Represented on form as “1%”
20.1 | 20.5	**Change Frequency- Subsequent Change**		PerChangeRateAdjustmentFrequencyMonthsCount	12	Represented on form as “Every 12 months after first change”
End of INTEREST_ RATE_PER_CHANGE_ADJUSTMENT_RULE Instances					
20.2 | 4.2.1	**Initial Interest Rate**	…/LOAN/TERMS_OF_LOAN	NoteRatePercent	2.0000	Represented as “2%”

MAPPING GUIDANCE

The structure of the AIR Table means that if the step rate mortgage has a regular adjustment schedule, the same change frequency and change rate are disclosed for both the first and subsequent adjustments.

20.1 and 20.3 - *INTEREST RATE LIFETIME ADJUSTMENT RULE* holds the data points specifying the floor and ceiling interest rates and the date of the first rate change. An *EXTENSION to INTEREST RATE LIFETIME ADJUSTMENT* RULE captures the number of times the interest rate is scheduled to change. The reason the "Lifetime" rule is used is that these terms are known at the time the loan is closed and are in effect for the entire life of the loan. *Ceiling Rate Percent* and *First Rate Change Months Count* support values disclosed in both the **Loan Terms** and **AIR Tables**, but appear in the XML file only once.

20.4 and 20.6 - *INTEREST RATE **PER CHANGE** ADJUSTMENT RULE* qualified by a value of "*First*" for *Adjustment Rule Type*, provides the data points used to represent the rate cap in place for the first adjustment period (when the rate adjusts for the first time). *Adjustment Rule Type = "First" and "Per Change Rate Adjustment Frequency Months Count*" support values disclosed in both the **Loan Terms** and **AIR Tables**, but appear in the XML file only once.

20.5 and 20.7 - The second instance of the *INTEREST RATE PER CHANGE ADJUSTMENT RULE* container is qualified by the data point *Adjustment Rule Type* = "*Subsequent"* and represents the rate cap in place for the second and all subsequent adjustment periods, as well as the number of months between changes after the first adjustment.

20.1 – 20.7 LOAN WITH TEMPORARY BUYDOWN SUBSIDY

When the interest rate on the loan adjusts because the rate was bought down for a pre-determined period, the loan has a temporary buydown subsidy, which is disclosed in the AIR table like a Step Rate loan.

Example: 30-year Fixed Rate | Temporary Buydown Subsidy 3-2-1 | (Rate increases by 1% every year for 3 years then remains fixed thereafter)

20.0 Adjustable Interest Rate (AIR) Table	
Number of Adjustments	20.1 **3**
Initial Interest Rate	20.2 **2.875%**
Minimum/Maximum Interest Rate	20.3 **2.875%** Min / **5.875%** Max
Change Frequency	
First Change	20.4 Beginning of **13th** month
Subsequent Change	20.5 Every **12** months after first change
Limits on Interest Rate Changes	
First Change	20.6 **1%**
Subsequent Change	20.7 **1%**

Figure 174. AIR Table –Loan with Temporary Buydown Subsidy

As shown in the figure below, Row 4.2 of the **Loan Terms** table provides information about the temporary buydown subsidy that is presented again in the **AIR Table.**

4.0 Loan Terms	*Initial Rate*	*Increase?*	*Description*
4.3 **Interest Rate**	4.2.1 **2.875%**	4.2.2 **YES**	4.2.3 ▪ Adjusts **every year** starting in year **2** ▪ **Can go as high as 5.875%** in year **4** ▪ See AIR Table on page 4 for details

Figure 175. Row 4.2 for Loan with Temporary Buydown Subsidy

The following table links the information provided in the Loan Terms and AIR Tables. Only those Form Field IDs that share values across both tables are included.

Relationship of Loan Terms Table Interest Rate Features to AIR Table			
Loan Terms Table-Interest Rate (4.2)		AIR Table (20.0)	
Form Field ID (bullet)	Form Field Name	Form Field ID	Form Field Name
4.2.2	**Interest Rate - Can this amount increase after closing? YES**	20.0	**Adjustable Interest Rate (AIR) Table** (*If 4.2.2 = YES must be included*)
4.2.1	**Interest Rate 2.875%**	20.2	**Initial Interest Rate 2.875%**
4.2.3 (2)	**Can go as high as 5.875%** in year _#_	20.3	**Minimum/Maximum Interest Rate 2.875% / 5.875%**
4.2.3 (1)	Adjusts every _#_ years **starting in year 2**	20.4	**Change Frequency –First Change Beginning of 13th month**
4.2.3 (1)	**Adjusts every year**[3] starting in year _#_	20.5	**Change Frequency–Subsequent Change Every 12 months after first change for 24 months**

[3]*The change frequency noted here can apply to the subsequent adjustment because the change frequency does not change throughout step rate period (every year after initial 1-year period) for 24 months.*

The data points used to provide this information are shown in the table below. The **Loan Terms** table **Form Field IDs** have been included where applicable to help emphasize that the data points are provided only once in the XML file. Note that instead of the *INTEREST RATE ADJUSTMENT* structure, the BUYDOWN structure is used.

AIR Table – Loan with Temporary Buydown Subsidy SUPPORTING UCD DATA POINTS					
Form Field ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point Name	Sample XML Value	Notes
20.2 | 4.2.1	**Initial Interest Rate**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/BUYDOWN/BUYDOWN_OCCURRENCES/BUYDOWN_OCCURRENCE	BuydownInitialEffectiveInterestRatePercent	2.8750	Represented on form as "2.875%"
20.3	**Minimum / Maximum Interest Rate**				

AIR Table – Loan with Temporary Buydown Subsidy SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
20.4 | 4.2.3	**Change Frequency – First Change**	…/LOAN/BUYDOWN/BUYDOWN_RULE	BuydownChangeFrequencyMonthsCount	12	Represented on form as "Beginning of 13th Month"
20.5	**Change Frequency – Subsequent Change**				Represented on form as "Every 12th month after first change"
20.6 | 20.7	**Limits on Interest Rate Changes – First | Subsequent**		BuydownIncreaseRatePercent	1.0000	Represented on form as 1%
20.1	**Interest Rate Adjustments (#)**		BuydownDurationMonthsCount	36	▪ Data point values not shown - used for calculation ▪ "3" is represented on form
			BuydownChangeFrequencyMonthsCount	12	
20.3	Minimum /**Maximum Interest Rate**	…/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/TERMS_OF_LOAN	NoteRatePercent	5.8750	Represented on form as "5.875%"

MAPPING GUIDANCE

20.2 and 20.4 – Buydown Initial Effective Interest Rate Percent and Buydown Change Frequency Months Count support values disclosed in both the **Loan Terms** and **AIR Tables**, but appear in the XML file only once.

USING AP AND AIR TABLES TOGETHER - INTEREST ONLY ARM

Exhibit H(24)-C Mortgage Loan Transaction Loan Estimate—Interest Only Adjustable Rate Loan Sample (pp. 80147-150) shows how the **AP** and **AIR Tables** would work together. A corresponding sample **Closing Disclosure** is not provided by the Regulation, so the data from Exhibit H(24)-C is used in this section to show how the data would be provided on the **Closing Disclosure.** The product illustrated below is a 5-Year Interest Only 5/3 ARM.

Loan Terms		Can this amount increase after closing?
Loan Amount	$211,000	NO
Interest Rate	4% 4.2.1	YES • Adjusts **every 3 years** starting in year 6 • Can go **as high as 12%** in year 15 • See **AIR Table on page 2** for details
Monthly Principal & Interest *See Projected Payments below for your Estimated Total Monthly Payment*	$703.33 4.3.1	YES • Adjusts **every 3 years** starting in year 6 • Can go **as high as $2,068** in year 15 • Includes **only interest** and **no principal** until year 6 • See **AP Table on page 2** for details

Adjustable Payment (AP) Table	
19.1.1 Interest Only Payments?	YES for your first 60 payments
Optional Payments?	NO
Step Payments?	NO
Seasonal Payments?	NO
Monthly Principal and Interest Payments	
19.6 First Change/Amount	$1,028 – $1,359 at 61st payment
19.7 Subsequent Changes	Every three years
19.8 Maximum Payment	$2,068 starting at 169th payment

Adjustable Interest Rate (AIR) Table		
Index + Margin	MTA + 4%	20.1
Initial Interest Rate	4%	20.2
Minimum/Maximum Interest Rate	3.25%/12%	20.3
Change Frequency		
First Change	Beginning of 61st month	20.4
Subsequent Changes	Every 36th month after first change	29.5
Limits on Interest Rate Changes		
First Change	2%	20.6
Subsequent Changes	2%	

LOAN ESTIMATE PAGE 2 OF 3 • LOAN ID # 123456789

Figure 176. Interest Only ARM Example.

In this example, both the <u>certain</u> change to the payment after 5 years when the interest-only payment period ends and the <u>potential</u> change to the payment caused by a change to the interest rate, drive the dollar amounts reported for the **First Change / Amount** (19.6) in the **AP Table**. According to the **Loan Terms** table, the initial monthly P&I payment (4.3.1) is $703.33. Since the interest-only period lasts for 5 years (19.1.1), and the initial fixed rate period is 5 years (20.4), the $703.33 payment stays in place for the first 60 months.

After 60 months, the interest only period ends (19.1.1 and the **AP Table** must show that the new payment will be $1,028 starting with the 61st payment which will now include principal (19.6). However, the AIR table indicates that the first interest rate change is also occurring in the 61st month (20.4) and could cause a maximum 2% rate increase (20.6). A 2% rate increase would cause a corresponding increase in the payment to $1,359. Therefore, a range must be disclosed: the minimum payment of $1,028 that is happening solely because the interest-only period has ended, and the maximum potential payment of $1,359 that is driven solely by the potential maximum change to the interest rate at the first change opportunity.

Similarly, the maximum payment value (19.8) disclosed in this example is entirely driven by the potential interest rate changes. If the loan had been fixed rate, the maximum payment would have remained the fully amortizing payment of $1,028. Instead, it is driven by the value of the maximum rate, and will achieve the maximum of $2,068 (19.8) when the interest rate achieves its maximum of 12% in year 15 (4.2.3 | 20.3).

MAPPING GUIDANCE

Creating the UCD file for this situation is simply a matter of including the data points described as supporting 19.1 | 19.5 – 19.8 Interest Only Payments? and the data points described as supporting an **Error! Reference source not found.** described in this and the preceding section. Separate adjustment structures support changes to payments and changes to interest rates. The difference will be in adjusting the payment amounts to reflect how they could change if the rate changes.

FOR MORE INFORMATION

20.0 Reg §1026.38(n), pp. 80127-28, 80359, 80036-37; Cross Reference to §1026.37(j) pp.80119, 80346, 79972-3; **Sample Form** *H-24(C)* Mortgage Loan Transaction Loan Estimate—Interest Only Adjustable Rate Sample, pp. 80147-80150.

20.1 Reg §1026.38(n)(i) and (ii) p. 80036; §1026.37(j)(1) and (2) pp. 80119, 80346, 79973-4.

20.2 Reg §1026.38(n)(iii) p. 80036; §1026.37(j)(3) pp. 80119, 80346, 79973-4.

20.3 Reg §1026.38(n)(iv) p. 80036; §1026.37(j)(4) pp. 80119, 80346, 79973-4.

20.4 Reg §1026.38(n)(v) p. 80036; §1026.37(j)(5) pp. 80119, 80346, 79973-4.

20.5 Reg §1026.38(n)(vii) p. 80036; §1026.37(j)(5) pp. 80119, 80346, 79973-4.

20.6 Reg §1026.38(n)(viii) p. 80036; §1026.37(j)(6) pp. 80119, 80346-7, 79973-4.

20.7 Reg §1026.38(n)(vi) p. 80036; §1026.37(j)(6) pp. 80119, 80346-79973-4.

21.0 ADDITIONAL INFORMATION ABOUT THIS LOAN – LOAN CALCULATIONS

The **Loan Calculations** table is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 21.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
21.0	Loan Calculation	•	•		•

The **Loan Calculations** table provides the results of the following five calculations related to the borrower's cost of financing:

21.1 **Total of Payments***:* Expressed as a dollar amount, with the statement, "Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled." The final rule does not allow this statement to be altered, regardless of the type of transaction.

21.2 **Finance Charge**: Expressed as a total dollar amount, with the statement, "The dollar amount the loan will cost you." The finance charge represents the amount of credit of which the borrower has actual use. The disclosed finance charge and other disclosures affected by the disclosed financed charge (including the amount financed and the annual percentage rate) shall be treated as accurate if the amount disclosed as the finance charge is understated by no more than $100; or is greater than the amount required to be disclosed.

21.3 **Amount Financed***:* Expressed as a dollar amount, with the statement, "The loan amount available after paying your upfront finance charge."

21.4 **Annual Percentage Rate (APR)***:* Expressed as a percentage, with the statement, "Your costs over the loan term expressed as a rate. This is not your interest rate."

21.5 **Total Interest Percentage (TIP):** Expressed as a percentage, with the statement, "The total amount of interest that you will pay over the loan term as a percentage of your loan amount." This calculation is based on the assumption that the borrower makes each monthly payment in full and on-time, and does not make any over-payment.

21.0 Loan Calculations	
21.1 **Total of Payments.** Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	$269,574.50
21.2 **Finance Charge.** The dollar amount the loan will cost you.	$116,884.00
21.3 **Amount Financed.** The loan amount available after paying your upfront finance charge.	$148,367.91
21.4 **Annual Percentage Rate (APR).** Your costs over the loan term expressed as a rate. This is not your interest rate.	4.404%
21.5 **Total Interest Percentage (TIP).** The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	74.66%

Figure 177. Additional Information about this Loan – Loan Calculations

21.0 Loan Calculations Table SUPPORTING UCD DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
21.4	**Annual Percentage Rate (APR)**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FEE_INFORMATION/FEES_SUMMARY/FEE_SUMMARY_DETAIL	APRPercent	4.4040	Represented on form as "4.404%"
21.3	**Amount Financed**		FeeSummaryTotalAmountFinancedAmount	148367.91	Represented on form as "$148,367.91"
21.2	**Finance Charge**		FeeSummaryTotalFinanceChargeAmount	116884.00	Represented on form as "$116,884"
21.5	**Total Interest Percentage (TIP)**		FeeSummaryTotalInterestPercent	74.6600	Represented on form as "74.66%"
21.1	**Total of Payments**		FeeSummaryTotalOfAllPaymentsAmount	269574.50	Represented on form as "$269,574.50"
UID 4.039	**N/A GSE**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/HIGH_COST_MORTGAGES/HIGH_COST_MORTGAGE	AveragePrimeOfferRatePercent	*nn.nnnn*	Not Shown. ATR/QM

MAPPING GUIDANCE

All five of these calculation amounts are in the *FEE SUMMARY DETAIL* container as individual data points. Because these data points are unique and do not appear anywhere else on the form, they are not accompanied by an *Integrated Disclosure Section Type* or *Integrated Disclosure Subsection Type* data point.

Also included in this section is the GSE-Required data point *Average Prime Offer Rate Percent* required by Regulation Z.

FOR MORE INFORMATION

21.0 Reg §1026.38(o), pp. 80128, 80037.

21.1 Reg §1026.38(o)(1), pp. 80128, 80359-60, 80037-38. For guidance on the amounts included in the total of payments calculation, see comment 37(l)(1)(i)–1.

21.2 Reg §1026.38(o)(2) pp. 80128,80360, 80038-40. The finance charge is calculated in accordance with the requirements of §1026.4 and its commentary. Also see 38(o)(2)-1 and -2.

21.3 Reg §1026.38(o)(3) pp. 80128, 80360, 80040. The amount financed is calculated in accordance with the requirements of §1026.18(b) and its commentary.

21.4 Reg §1026.38(o)(4) pp. 80128, 80040-42. The calculation of APR is set forth in Appendix J to Regulation Z. For additional guidance see the commentary to §1026.17.

21.5 Reg §1026.38(o)(5) pp. 80128, 80360, 800042. For guidance on calculation and disclosure of the total interest percentage, see §1026.37(l)(3) and its commentary.

22.0 OTHER DISCLOSURES

The **Other Disclosures** section is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 5.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
22.0	Other Disclosures	•	•		•

22.0 **Other Disclosures** provides boilerplate information about borrower's right to a copy of the appraisal, where to look for contract details, ability to refinance, and tax deductions. 22.1 **Liability after Foreclosure**, is the only statement that requires supporting data in the UCD file. The **Loan Acceptance** disclosure, highlighted in blue, is only required if the lender opts not to include the signature line(s) in Section 24.0 **Confirm Receipt**.

Other Disclosures 22.0

Appraisal
If the property was appraised …

Contract Details
See your note and security instrument for information about…

22.1 Liability after Foreclosure
If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,
☑ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
☐ state law does not protect you from liability for the unpaid balance.

Loan Acceptance
You do not have to accept this loan because you have received this form or signed a loan application.

Refinance
Refinancing the loan will depend …

Tax Deductions
If you borrow more than this property is worth…,

Figure 178. Additional Information about This Loan – Other Disclosures

22.1 **Liability after Foreclosure** requires lenders to disclose:

1) Whether State law may offer borrowers protection from liability for the unpaid loan balance if the lender forecloses on the loan, as indicated by the checked box.

2) That any protection afforded under State law may be lost if the borrower refinances the loan or incurs additional debt on the property.

3) That the consumer should consult an attorney for additional information.

The data points used to support 22.1 **Other Disclosures** are shown in the table below in XML order. The value of the XML data point, *Document Signature Required Indicator* is included.

Loan Disclosures and Other Disclosures SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
22.1	☐ **state law may** ☐ **state law does not**	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/FORECLOSURES/FORECLOSURE/FORECLOSURE_DETAIL	DeficiencyRightsPreservedIndicator	false	Represented on form as "☑ state law may"
UID 0.051	N/A XML	MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/ /DOCUMENT_CLASSIFICATION/DOCUMENT_CLASSIFICATION_DETAIL/EXTENSION/OTHER	gse:DocumentSignatureRequiredIndicator	false	A value of "false" means the **Loan Acceptance** disclosure must be included in Section 22.0.

MAPPING GUIDANCE

The MISMO v3.3.0 definition for *Deficiency Rights Preserved Indicator* is "When true, indicates that upon the foreclosure sale completion deficiency rights against the borrowers are preserved." Note that the data point is talking about the lender's rights, so a "true" answer here means that state law does not protect the borrower's rights.

FOR MORE INFORMATION

22.0: §1026.38(p) pp. 80128, 80360, 80045; Cross Reference to §1026.37(m) pp. 80119, 80347, 79985.

22.1: §1026.38(p)(3) pp. 80128, 80360, 80046-7; Cross Reference to §1026.37(m)(7) pp. 80120, 80348, 79990-1.

23.0 CONTACT INFORMATION

The **Contact Information** table is included in the following **Closing Disclosure Form Types**:

Closing Disclosure Form Types and Section 23.0					
Form Field ID	**Form Section Name**	**Purchase Transactions Only**			**Alternate Form**
		Model Form	**Split-Borrower Only**	**Split-Seller Only**	
23.0	Contact Information	Lender Settlement Agent As applicable: Mortgage Broker Real Estate Broker (B) Real Estate Broker (S)	Lender Settlement Agent As applicable: Mortgage Broker Real Estate Broker (B) Real Estate Broker (S)	Settlement Agent As applicable: Real Estate Broker (B) Real Estate Broker (S)	Lender Settlement Agent As applicable: Mortgage Broker

23.0.1 – 23.0.5 PARTIES

The last table in the **Closing Disclosure** requires that both the organizational contact and individual contact information be provided for the following parties to the transaction as applicable:

23.0.1 **Lender**: Commercial banks, savings institutions, credit unions, and mortgage companies (*i.e.,* non-depository lenders).

23.0.2 **Mortgage Broker**: Works with many different lenders and facilitates the transaction for the borrower. A mortgage broker may help borrowers determine what kind of loan best suits their needs, and will collect their completed loan application. A mortgage broker will pass this information on to a lender, who will evaluate the borrower's credit risk.

23.0.3 **Borrower's Real Estate Broker**: Real estate brokers are individuals licensed to negotiate and arrange real estate transactions, including writing contracts for purchasing homes, land and commercial properties. The buyer's real estate broker helps the buyer evaluate properties and prepare offers, and negotiates in the best interests of the buyer.

23.0.4 **Seller's Real Estate Broker**: The seller's real estate broker works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. Seller's agents may help borrowers purchase the property, but their duty of loyalty is to the sellers.

23.0.5 **Settlement Agent**: Ensures that all the closing requirements are met, that all closing documents are completed in full, and that all fees are collected. The settlement agent makes sure that the borrower signs these closing documents, including a promissory note and the security instrument. A settlement agent is anyone who can conduct the transaction closing, including attorneys or escrow companies in several states.

The following figure is completed as if all 5 contacts were parties to the transaction. As noted above, the Settlement Agent and Lender are always required; the only exception to the Lender requirement is when the Disclosure is for the Seller-only view per state and local laws (see Model Form H(25)-I). The remaining three parties (shown in blue text) vary depending on the transaction. The Regulation allows for leaving blank or omitted columns that are not applicable. If more than one of the same party participates in a transaction (for example, two sellers' real estate brokers splitting a commission), the space in the **Contact Information** table can be altered to accommodate the information, or an additional table may be included on a separate page, along with an appropriate reference to it.

[redacted] 23.0					
	Lender 23.0.1	**Mortgage Broker** 23.0.2	**Real Estate Broker (B)** 23.0.3	**Real Estate Broker (S)** 23.0.4	**Settlement Agent** 23.0.5
23.1 **Name**	23.1.1 **Ficus Bank**	23.1.2 **Beta Brokerage Services**	23.1.3 **Omega Real Estate Broker, Inc.**	23.1.4 **Alpha Real Estate Broker, Inc.**	23.1.5 **Epsilon Title Co.**
23.2 **Address**	23.2.1 **4321 Random Blvd. Somecity, ST 12340**	23.2.2 **222 Midtown Circle Sometown, ST, 12343**	23.2.3 **789 Local Lane Sometown, ST 12345**	23.2.4 **987 Suburb Ct. Someplace, ST 12340**	23.2.5 **123 Commerce Pl. Somecity, ST 12344**
23.3 **NMLS ID**	23.3.1 **111111**	23.3.2 **22222**	23.3.3	23.3.4	23.3.5
23.4 **State Code + License ID**	23.4.1	23.4.2	23.4.3 **ST12345**	23.4.4 **ST121212**	23.4.5 **ST987655**
23.5 **Contact**	23.5.1 **Joe Smith**	23.5.2 **Linda Jones**	23.5.3 **Samuel Green**	23.5.4 **Joseph Cain**	23.5.5 **Sarah Arnold**
23.6 **Contact NMLS ID**	23.6.1 **123456**	23.6.2 **889977**	23.6.3	23.6.4	23.6.5
23.7 **Contact State Code+ License ID**	23.7.1	23.7.2	23.7.3 **ST54321**	23.7.4 **ST212121**	23.7.5 **ST556788**
23.8 **Email**	23.8.1 **joe_smith@ ficusbank.com**	23.8.2 **ljones@ betabroker.com**	23.8.3 **sam@ omegare.biz**	23.8.4 **joe@ alphare.biz**	23.8.5 **sarah@ epsilontitle.com**
23.9 **Phone**	23.9.1 **123-456-7890**	23.9.2 **888-456-7890**	23.9.3 **123-555-1717**	23.9.4 **321-555-7171**	23.9.5 **987-555-4321**

Figure 179. Additional Information About This Loan - Contact Information Table

23.1 – 23.9 PARTY INFORMATION

The following information is disclosed for each organization and associated contact that is applicable for the transaction:

23.1 NAME (COMPANY): The legal name (*e.g.,* the name used for registration, incorporation, or chartering purposes), the trade name, if any, or an abbreviation of legal name or the trade name is disclosed for the company name. If abbreviated, the name must be clear and conspicuous.

23.2 ADDRESS: The identified company's place of business where the primary contact for the transaction is located (usually the local office), rather than a general corporate headquarters address.

23.3 NMLS ID: Section 1026.36(g) of the CFPB's 2013 Loan Originator Final Rule requires a loan originator organization (lender or mortgage broker) to include its name and Nationwide Mortgage Licensing System & Registry (NMLSR) ID on the **Closing Disclosure**.

23.4 STATE CODE + LICENSE ID: The Regulation requires disclosure of the two-letter State abbreviation code for state-issued license numbers or other unique identifiers in front of each **License ID** label in the **Contact Information** table. Lenders must disclose a license number or unique identifier for each organization identified in the table that does not have an NMLS ID, if the applicable regulatory body with responsibility for licensing or registering the entity's business activities has issued one.

23.5 CONTACT (PRIMARY): The lender must disclose the primary contact for the consumer. The primary contact is the natural person employed by the company identified in the first four rows of the **Contact Information** table who interacts most frequently with the borrower(s) and also has an NMLSR or other license ID.

23.6 NMLS ID: Section 1026.36(g) of the CFPB's 2013 Loan Originator Final Rule requires the NMLSR ID of any individual with primary responsibility for the loan origination on the **Closing Disclosure**.

23.7 STATE CODE + LICENSE ID: The Regulation requires disclosure of the two-letter State abbreviation code for state-issued license numbers or other unique identifiers in front of each **License ID** label in the **Contact Information** table. Lenders must disclose a license number or unique identifier for each primary contact identified in the table that does not have an NMLSR ID, if available.

23.8 EMAIL: The email address for the individual listed as the primary contact must be provided if available. When individual contact information is not available, the general email address for the company employing the contact may be provided.

23.9 PHONE: The phone number for the individual listed as the primary contact must be provided if available. When individual contact information is not available, the general phone number for the company employing the contact may be provided.

CONTACT TABLE RELATIONSHIPS IN THE UCD FILE

For each column in the **Contact Information** table*, PARTY* occurs twice using the same *Party Role Type*, once for the organizational information and once for the associated individual contact information. This pattern will repeat as needed for each column to represent the total number of parties involved in the transaction.

WHY NOT ONE ORGANIZATION WITH A CONTACT

As described in Sections 1.0 and 2.0, the PARTY structure is used to convey data about each party to the transaction. Remember that EITHER an organization OR an individual is identified for each instance of PARTY. For the **Contact Information** table, the UCD is set up so that the organization is always a legal entity and that the contact is always an individual.

Although the LEGAL_ENTITY structure includes the capability for identifying individual contacts at the organization, UCD could not leverage that structure because the Regulation requires license information for both the organization and the individual contact. Notice below that the MISMO v3.3 structure is organized so that the LEGAL ENTITY or INDIVIDUAL can be associated with more than one ROLE. Each ROLE has unique LICENSE information associated with it.

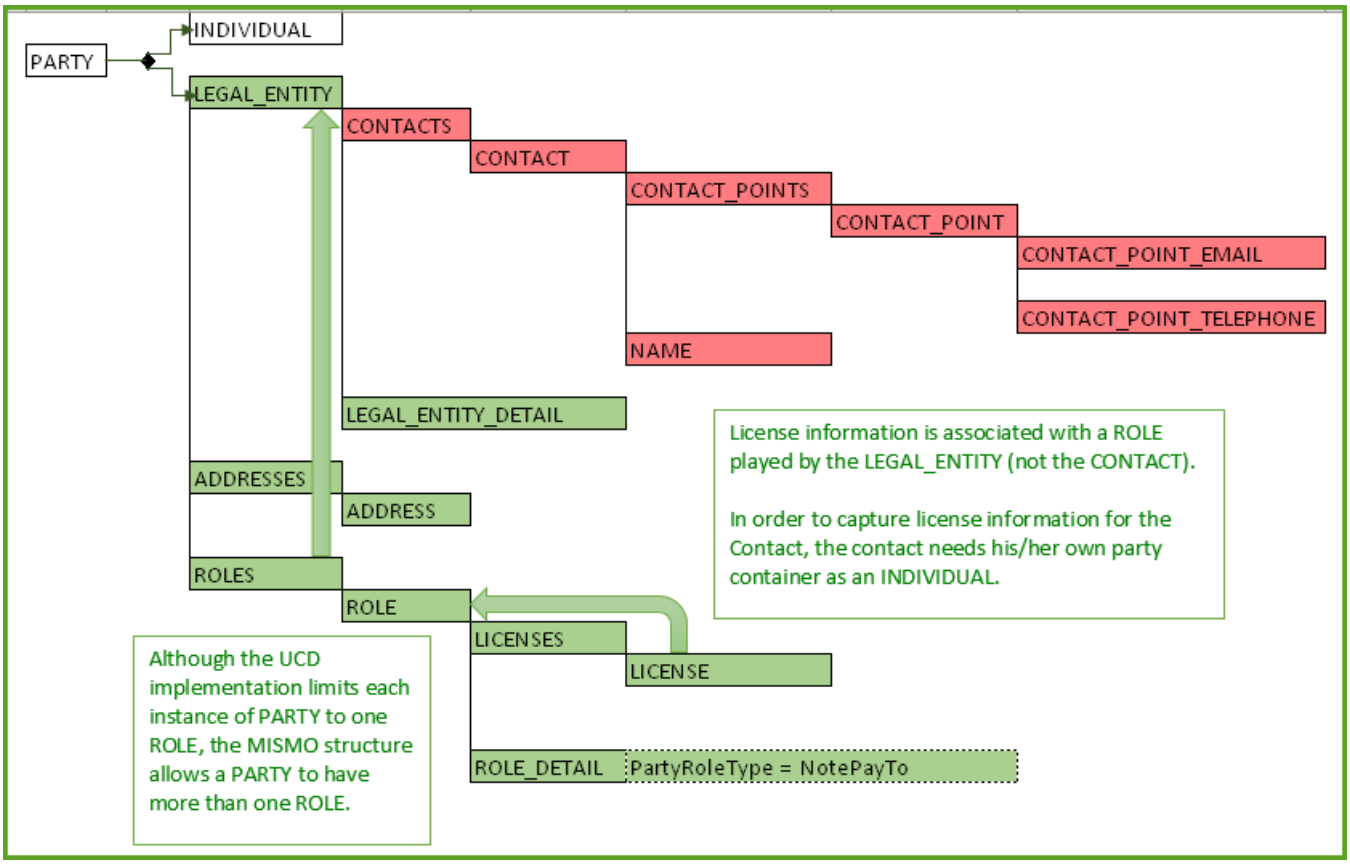


Figure 180. License Information Structure.

ESTABLISHING THE RELATIONSHIP BETWEEN ORGANIZATION AND INDIVIDUAL

Since each party to the transaction is identified with a single occurrence of the PARTY container and there are two occurrences with the same *Party Role Type* as noted above, attributes must be included in the XML file to clarify the following:

- Which PARTY represents the organization's information?
- Which PARTY represents the individual contact's information?
- What is the relationship between these PARTIES?

XML uses the XLink specification to explicitly establish a relationship between two objects when the relationship is not expressed using the container hierarchy. Relationships are described using the XML attribute "*xlink:Arcrole*". An *Arcrole* is information about the origin, destination and behavior of a link between two objects described in the XML file (in this case, between the organization and individual within one company). The *Arcrole* value used to describe this relationship is "urn:fdc:mismo.org:2009:residential/Is Employed By," which indicates that one PARTY ROLE (the "From" ROLE, or endpoint), is employed by another PARTY ROLE (the "to ROLE or endpoint). This relationship needs to be specified for each organization – contact pair disclosed in the **Contact Information** table using the RELATIONSHIPS container. The endpoints also need to be labeled within each ROLE container.

The XLink specification is implemented within MIMSO v3.3.0 using XLink attributes. Note that "xlink:" is the namespace prefix assigned by MISMO to XLink attributes in order to differentiate them from MISMO data elements and attributes.

The figure below shows the **Contact Information** table with only the names of each organization and the individual contact employed by that organization, along with the XML attributes that must be included in the UCD file to establish the relationships between them.

	Lender	**Mortgage Broker**	**Real Estate Broker (B)**	**Real Estate Broker (S)**	**Settlement Agent**
To PARTIES/PARTY/ROLES ROLE/ *SequenceNumber*	1	3	5	7	9
XLink Label	PARTY1_ROLE1	PARTY3_ROLE1	PARTY5_ROLE1	PARTY7_ROLE1	PARTY9_ROLE1
ROLE_DETAIL/PartyRoleType	Note Pay To	Mortgage Broker	Real Estate Agent	Real Estate Agent	Closing Agent
REAL_ESTATE_AGENT/ RealEstateAgentType			Selling	Listing	
Name	**Ficus Bank**	**Beta Brokerage Services**	**Omega Real Estate Broker, Inc.**	**Alpha Real Estate Broker, Inc.**	**Epsilon Title Co.**
Relationship MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/RELATIONSHIP/ *SequenceNumber*	1	2	3	4	5
xlink:arcrole	urn:fdc:mismo.org:2009:residential/ROLE_IsEmployedBy_ROLE	urn:fdc:mismo.org:2009:residential/ROLE_IsEmployedBy_ROLE	urn:fdc:mismo.org:2009:residential/ROLE_IsEmployedBy_ROLE	urn:fdc:mismo.org:2009:residential/ROLE_IsEmployedBy_ROLE	urn:fdc:mismo.org:2009:residential/ROLE_IsEmployedBy_ROLE
xlink:from	PARTY2_ROLE1	PARTY4_ROLE1	PARTY6_ROLE1	PARTY8_ROLE1	PARTY10_ROLE1
xlink:to	PARTY1_ROLE1	PARTY3_ROLE1	PARTY5_ROLE1	PARTY7_ROLE1	PARTY9_ROLE1
From PARTIES/PARTY/ROLES ROLE/ *SequenceNumber*	2	4	6	8	10
XLink Label	PARTY2_ROLE1	PARTY4_ROLE1	PARTY6_ROLE1	PARTY8_ROLE1	PARTY10_ROLE1
From ROLE/ ROLE_DETAIL/PartyRoleType	Note Pay To	Mortgage Broker	Real Estate Agent	Real Estate Agent	Closing Agent
REAL_ESTATE_AGENT/ RealEstateAgentType			Selling	Listing	
Contact	**Joe Smith**	**Linda Jones**	**Samuel Green**	**Joseph Cain**	**Sarah Arnold**

Figure 181. Relationships in Contact Information Table.

There is no widely recognized standard for labeling Xlink endpoints. This *Guide* uses the notation: "*xlink:label*", which reflects the naming conventions used within *Appendix G: UCD Sample XML Files*. Using this naming convention, The *ROLE* container uses both the *Sequence Number* attribute as well as the *xlink:label* to uniquely

identify each endpoint in the employment relationship. UCD has assigned sequence numbers to each PARTY in the **Contact Information** table, starting with "1" for the Lender Organization and ending with "10" for the Settlement Agent individual contact. The corresponding *xlink:labels* have also been assigned values in the UCD file. For example, the first *PARTY / ROLE* container will have the *xlink:label PARTY1 ROLE1*. The second occurrence of the *PARTY / ROLE* container will have the *xlink:label PARTY2 ROLE1*, and so on. In a transaction with one of each of the five entities participating, *PARTY* will appear in the order of the *Sequence Number* value in ROLE.

The attributes for *ROLE* name the end points of each relationship. How they work is described within the *RELATIONSHIPS* container under *DOCUMENT*. The *RELATIONSHIPS* container holds the repeating child container, *RELATIONSHIP*. Each instance of RELATIONSHIP defines a unique linkage between objects in the XML file. For this example, with ten instances of PARTY, (five organizational contacts and five individual contacts) five instances of RELATIONSHIP are needed.

23.0.1 | 23.0.2 DATA POINTS FOR PARTIES WITH NMLS IDS

The data points supporting the provision of this data are shown in the table below, using the Lender column as an example. These same data points are repeated with the appropriate values for the Mortgage Broker column in the table, and any other party that has an NMLS license.

Lender Contact Information SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point | Attribute Name | xlink:arcrole**	**Sample XML Value**	**Notes**
First Instance of PARTY *(Organization)*					
23.1.1 | 2.3	**Lender - Name**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/**LEGAL_ENTITY**/LEGAL_ENTITY_DETAIL	FullName	Ficus Bank	
23.2.1 | 2.3	**Lender - Address**	.../PARTY/ADDRESSES/ADDRESS	AddressLineText	4321 Random Blvd.	
			AddressType	Mailing	Not shown – Data clarity
			CityName	Somecity	
			StateCode	ST	
			PostalCode	12340	
UID 997.005	N/A - XML	.../PARTY/ROLES/ROLE	*SequenceNumber*	1	Not shown - relationships
UID 997.006			xlink:label	PARTY1_ROLE1	Not shown - relationships
UID 14.015	N/A – GSE	.../ROLE/LICENSES/LICENSE/LICENSE_DETAIL	LicenseIssueDate	YYYY-MM-DD	**Optional**
23.3.1	**NMLS ID**		LicenseIdentifier	111111	
			IdentifierOwnerURI	nationalmortgagelicensingsystem.org	Represented on form as "**NMLS ID**" row heading.

Lender Contact Information SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point | Attribute Name | xlink:arcrole**	**Sample XML Value**	**Notes**
23.0.1	**Lender**	.../ROLE/ROLE_DETAIL	PartyRoleType	NotePayTo	Represented as "**Lender**" column heading on form
Second Instance of PARTY *(Contact)*					
23.8.1	**Email**	.../PARTY/**INDIVIDUAL**/CONTACT_POINTS/CONTACT_POINT/CONTACT_POINT_EMAIL	ContactPointEmailValue	joe_smith@ ficusbank.com	
23.9.1	**Phone**	.../CONTACT_POINT/CONTACT_POINT_TELEPHONE	ContactPointTelephoneValue	1234567890	Represented on form as "123-456-7890"
23.5.1	**Contact**	.../INDIVIDUAL/NAME	FirstName	Joe	
			LastName	Smith	
UID 997.009	N/A – XML	.../PARTY/ROLES/ROLE	*SequenceNumber*	2	Not shown – relationships
UID 997.010	N/A - XML		xlink:label	PARTY2_ROLE1	Not shown - relationships
UID 14.025	N/A –GSE	.../ROLE/LICENSES/LICENSE/LICENSE_DETAIL	LicenseIssueDate		**Optional**
23.6.1	**Contact NMLS ID**		LicenseIdentifier	123456	
			IdentifierOwnerURI	nationalmortgagelicensingsystem.org	Represented on form as "**Contact NMLS ID**" row heading
23.0.1 | 2.3	**Lender**	.../ROLE/ROLE_DETAIL	PartyRoleType	NotePayTo	Represented as "**Lender**" column heading on form
End of PARTY Instances					
UID 997.061	N/A – XML	MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/RELATIONSHIP	*SequenceNumber*	1	Not shown – relationships
UID 997.062			xlink:arcrole	ROLE_IsEmployedBy_ROLE	Not shown – relationships
UID 997.063			xlink:from	PARTY2_ROLE1	Not shown – relationships
UID 997.066			xlink:to	PARTY1_ROLE1	Not shown – relationships

MAPPING GUIDANCE

- Although the data point *Party Role Type* = "*Note Pay To*", along with the *LEGAL ENTITY DETAIL* and *ADDRESS* structures are also used to support 2.3 **Lender** under **Transaction Information**, they are provided in the UCD file only once.
- See V. Consolidated Mapping Guidance entries for Identifier Owner URI and PARTIES/PARTY.

23.0.3 – 23.0.5 DATA POINTS FOR PARTIES WITH STATE LICENSES OR IDENTIFIERS

The data points supporting the provision of this data are shown in the table below, using the **Real Estate Broker (B)** column as an example. These same data points are repeated with the applicable values for the **Real Estate Broker (S)** and **Settlement Agent** columns in the table.

Real Estate Broker (B) Contact Information SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point | Attribute Name | xlink:arcrole	Sample XML Value	Notes
First Instance of PARTY *(Organization)*					
23.1.3	Real Estate Broker (B) - **Name**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/PARTIES/PARTY/**LEGAL_ENTITY**/LEGAL_ENTITY_DETAIL	FullName	Omega Real Estate Broker, Inc.	
23.2.3	Real Estate Broker (B) - **Address**	.../PARTY/ADDRESSES/ADDRESS	AddressLineText	789 Local Lane	
			AddressType	Mailing	Not shown – data clarity
			CityName	Sometown	
			StateCode	ST	
			PostalCode	12345	
UID 997.031	N/A - XML	.../PARTY/ROLES/ROLE	*SequenceNumber*	5	Not shown – relationships
UID 997.032			xlink:label	PARTY5_ROLE1	Not shown - relationships
23.0.3	Real Estate Broker **(B)**	.../ROLE/REAL_ESTATE_AGENT	RealEstateAgentType	Selling	Represented as "Real Estate Broker **(B)**" in column heading on form
UID 14.069	N/A - GSE	.../ROLE/LICENSES/LICENSE/LICENSE_DETAIL	LicenseAuthorityLevelType	PublicState	**Optional**
23.7.3	State Code + **License ID**		LicenseIdentifier	54321	
23.7.3			*IdentifierOwnerURI*	staterealtorlicensingsystem.gov	Represented on form as "**License ID"** row heading
UID 14.015	N/A –GSE		LicenseIssueDate	YYYY-MM-DD	**Optional**
UID 14.07	N/A - GSE		LicenseIssuingAuthorityName	ST State Licensing Board	Not shown - Data Clarity
23.7.3	**State Code** + License ID		LicenseIssuingAuthorityStateCode	ST	Represented on form as "ST"
23.0.3	**Real Estate Broker** (B)	.../ROLE/ROLE_DETAIL	PartyRoleType	RealEstateAgent	Represented as "**Real Estate Broker** (B)" in column heading on form
Second Instance of PARTY *(Contact)*					
23.8.3	**Email**	.../PARTY/**INDIVIDUAL**/CONTACT_POINTS/CONTACT_P	ContactPointEmailValue	sam@ omegare.biz	

Real Estate Broker (B) Contact Information SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point | Attribute Name | xlink:arcrole	Sample XML Value	Notes
		OINT/CONTACT_POINT_EMAIL			
23.9.3	**Phone**	…/CONTACT_POINT/CONTACT_POINT_TELEPHONE	ContactPointTelephoneValue	1235551717	Represented on form as "123-555-1717"
23.5.3	**Contact**	…/INDIVIDUAL/NAME	FirstName	Samuel	
			LastName	Green	
UID 997.009	N/A	…/PARTY/ROLES/ROLE	*SequenceNumber*	6	Not shown – relationships
UID 997.010	N/A		xlink:label	PARTY6_ROLE1	Not shown – relationships
23.0.3	Real Estate Broker **(B)**	…/ROLE/REAL_ESTATE_AGENT	RealEstateAgentType	Selling	Represented as "Real Estate Broker **(B)**" in column heading on form
23.7.3	Contact State Code + **License ID**	…/ROLE/LICENSES/LICENSE/LICENSE_DETAIL	LicenseIdentifier	54321	
			IdentifierOwnerURI	staterealtorlicensingsystem.gov	Represented on form as "**License ID"** row heading
UID 14.082	N/A –GSE		LicenseIssueDate		**Optional**
UID 14.081	N/A - GSE		LicenseIssuingAuthorityName		**Optional**
23.7.3	**State Code** + License ID		LicenseIssuingAuthorityStateCode	ST	Represented on form as "ST"
23.0.3	**Real Estate Broker (B)**	…/ROLE/ROLE_DETAIL	PartyRoleType	RealEstateAgent	Represented as "**Real Estate Broker** (B)" column heading on form
End of PARTY/PARTIES					
UID 997.069	N/A – XML	MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/RELATIONSHIP	*SequenceNumber*	3	Not shown – relationships
UID 997.073			xlink:arcrole	ROLE_IsEmployedBy_ROLE	▪ Not shown – relationships ▪ Specifies that Samuel Green is employed by Omega Real Estate
UID 997.077			xlink:from	PARTY6_ROLE1	▪ Not shown –relationship s ▪ Specifies that **Samuel Green** is employed by Omega Real Estate
UID 997.081			xlink:to	PARTY5_ROLE1	▪ Not shown – relationships

Real Estate Broker (B) Contact Information SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point | Attribute Name | xlink:arcrole	Sample XML Value	Notes
					▪ Specifies that Samuel Green is employed by **Omega Real Estate**

MAPPING GUIDANCE

- Although the data points *Party Role Type* = "*Closing Agent*" and *Full Name* are also used to support 1,4 **Settlement Agent** under **Closing Information**, they are provided in the UCD file only once. Additionally, the the **Settlement Agent** column does not require *Real Estate Agent Type* illustrated in this example.
- The REAL_ESTATE_AGENT structure precedes LICENSE because it is selected from a choice group.
- See V. Consolidated Mapping Guidance entries for Identifier Owner URI and PARTIES/PARTY.

FOR MORE INFORMATION

23.0 Reg §1026.38(r)and (r)-1, pp. 80128, 80360, 80049-80051. Cross reference to Reg §1026.37(k) pp. 80119, 79974.

23.1 Reg §1026.38(r)-2 pp. 80360; 38(r)(1) pp. 80128, 79975; §1026.37(k)(1) p. 80119.

23.2 Reg §1026.38(r)-3 pp. 80360; 38(r)(2) p. 80128.

23.3 Reg §1026.38(r)-4 pp. 80360, 80050; 38(r)(3) pp. 80128; §1026.37(k)-1 pp. 80347, 79975; §1026.37(k)(1) p. 80119.

23.4 Reg §1026.38(r)-5, 6 80360-1; 38(r)(3) p. 80128; §1026.37(k)-2 p. 80347, 79975; §1026.37(k)(1) p. 80119.

23.5: Reg §1026.38(r)-2 pp. 80360; 38(r)(4) p. 80128; §1026.37(k)-3 p. 80347; §1026.37(k)(2) p. 80119.

23.6: Reg §1026.38(r)-4 pp. 80360, 80050; 38(r)(5) p. 80128; §1026.37(k)(2) p. 80119.

23.7: Reg §1026.38(r)-5, 6 80360-1; 38(r)(5) p. 80128.

23.8: Reg §1026.38(r)-7 pp. 80361; 38(r)(6) p. 80128; §1026.37(k)-4 p. 80347; §1026.37(k)(3) p. 80119.

23.9: Reg §1026.38(r)-7 pp. 80361; 38(r)(7) p. 80128; §1026.37(k)-4 p. 80347; §1026.37(k)(3) p. 80119.

24.0 CONFIRM RECEIPT

The Confirm Receipt section is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 5.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
24.0	Confirm Receipt	Optional	Optional		Optional

SECTION INCLUDED

At the lender's option, under the heading **Confirm Receipt**, one or more line(s) for the borrowers' signatures may be disclosed. Additional signature lines may be added as long as they are added beneath the **Confirm Receipt** heading and text. If the additional signatures exceed the amount of space available on page 5, an additional page may be added with appropriate reference and a repetition of the **Confirm Receipt** heading text.

Confirm Receipt 24.0

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.

Michael Jones	Aril, 18, 2014	Mary Stone	April 18, 20
24.1 Applicant Signature Michael Jones	24.2 Date	24.1 Co-Applicant Signature Mary Stone	24.2 Date

Figure 182. Additional Information About This Loan - Confirm Receipt

BORROWER AND SELLER RELATIONSHIPS TO SIGNATURE LINE

As with the **Contact Information** table relationships between employer and employee, XML-specific data points are included to establish a link between the signature and appropriate borrower data. For the relationship between the Borrower and the Signature on the form, the RELATIONSHIP container under DOCUMENT defines a relationship of "is associated with". The indication of which PARTY is associated with which SIGNATORY is done by adding an the xlink:label attribute to each borrower ROLE and associated SIGNATORY and including these labels in the definition of the arcrole in the RELATIONSHIP container. The following table presents data points used to convey the signature date in the **Confirm Receipt** section.

24.0 Confirm Receipt Section SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	Form Field Name	MISMO v3.3.0 XPath	MISMO v3.3.0 Data Point Name	Sample XML Value	Notes
UID 997.084	N/A - XML	MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/D/DEAL/PARTIES/PARTY/ROLES/ROLE	Xlink:label	PARTY11_ROLE1	Not shown – relationships
24.1 | 2.1	**Applicant** Signature	…/ROLE/ROLE_DETAIL	PartyRoleType	Borrower	Represented on form as "**Applicant**"

24.0 Confirm Receipt Section SUPPORTING UCD DATA POINTS					
Form Field / Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
UID 997.088	N/A - XML	MESSAGE/DOCUMENT_SETS/DOCUMENT_SET/DOCUMENTS/DOCUMENT/RELATIONSHIP	*SequenceNumber*	11	Not shown-relationships
UID 997.089	N/A - XML		xlink:arcrole	ROLE_IsAssociatedWith_SIGNATORY	Not shown-relationships
UID 997.090	N/A - XML		xlink:from	PARTY11_ROLE1	Not shown- relationships
UID 997.091	N/A - XML		xlink:to	SIGNATORY_1	Not shown- relationships
UID 997.104	N/A - XML	.../DOCUMENT/SIGNATORIES/SIGNATORY	xlink:label	SIGNATORY_1	Not shown – relationships
UID 0.031	N/A - XML	.../SIGNATORY/EXECUTION/EXECUTION_DETAIL	ActualSignatureType	Wet	Not shown – relationships
24.2	**Date**		ExecutionDate	2014-04-18	Represented on form as "April 18, 2014"
UID 0.051	N/A - XML	.../DOCUMENT/DOCUMENT_CLASSIFICATION/DOCUMENT_CLASSIFICATION_DETAIL/EXTENSION/OTHER	gse:DocumentSignatureRequiredIndicator	true	Not shown - relationships

MAPPING GUIDANCE

- For a detailed explanation of arcroles, refer to the section Contact Table Relationships in the UCD File.
- The data points listed above would repeat in the appropriate containers for each signature on the form. The xlink:labels in ROLE and in SIGNATORY would be incremented by 1 for each additional signature.

SECTION NOT INCLUDED

If the creditor does not include 24.0 **Confirm Receipt**, the creditor must disclose the following statement in 22.0 **Other Disclosures:** "**Loan Acceptance** You do not have to accept this loan because you have received this form or signed a loan application," as highlighted in blue in the following figure.

22.0 Other Disclosures

Appraisal
If the property was appraised ...

Contract Details
See your note and security instrument for information about...

22.1 Liability after Foreclosure
If your lender forecloses on this property ....

Loan Acceptance
You do not have to accept this loan because you have received this form or signed a loan application.

Refinance
Refinancing the loan will depend ...

Tax Deductions
If you borrow more than this property is worth...,

Figure 183. Additional Disclosure Required if Section 24.0 is Not Included

24.0 Confirm Receipt Section SUPPORTING UCD DATA POINTS					
Unique ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
UID 0.051	N/A - XML	…/DOCUMENT/DOCUMENT_CLASSIFICATION/DOCUMENT_CLASSIFICATION_DETAIL/EXTENSION/OTHER	gse:DocumentSignatureRequiredIndicator	false	Not shown - relationships

FOR MORE INFORMATION

24.0: Reg §1026.38(s) and 38(s)-1, pp. 80128, 80361, 80051 cross reference to §1026.37(n) p. 80120, 80348, 79991-79992; §1026.38(t)(5)-4 p. 80362; *Exhibit H–25(A) Mortgage Loan Transaction Closing Disclosure—Model Form*, pp. 80176-79.

25.0 PAYOFFS AND PAYMENTS

The **Payoffs and Payments** table is included in the following Closing Disclosure Form Types:

Closing Disclosure Form Types and Section 25.0					
Form Field ID	Form Section Name	Purchase Transactions Only			Alternate Form
		Model Form	Split-Borrower Only	Split-Seller Only	
25.0	Payoffs and Payments Table (K)				•

For transactions without a seller, the GSEs require that the Alternative Form be delivered with the UCD XML file. 25.0 **Payoffs and Payments** is provided in place of **Summaries of Transactions** and is presented on page 3 of the **Closing Disclosure** above the alternative **Calculating Cash to Close** table.

The **Payoffs and Payments** table itemizes the following payments made at closing. Example:

1. **Payoff by borrower of credit extended to the borrower(s) or their designees**. Line items may include:
   a. Payoffs of existing liens secured by the property (such as mortgages, deeds of trust, judgments that have attached to the real property, mechanics' and materialman's' liens, and local, State and Federal tax liens)
   b. Payments of unsecured outstanding borrower debts
   c. Payments to other third parties for outstanding borrower debts (but not for settlement services) as required to be paid as a condition for the extension of credit.
2. **Funds provided by the borrower(s) or their designees in connection with the transaction**.
   a. Includes proceeds of gifts or grants and identification of their source.
3. **Escrow rollovers**. Note that state laws may constrain how escrow rollover balances are handled, the terms of the agreements between the escrow agent and borrower may limit the ability to use an escrow balance in this manner, and the servicer may not apply any positive escrow balance to the payoff of the existing loan.
4. **Principal Reductions** by loan originator to meet cash out refinance limits.

As shown in the following figure, under 25.1 **TO**, each line item must include a description of the purpose of the disbursement, including identification of the payee and whether the associated liability is secured by the property being refinanced. In cases where the funds are not being provided by the borrower, the payor must be identified (See line item 04, below). The amount of each line item is provided under 25.1.1 **AMOUNT**. The total of all **Payoffs and Payments** is disclosed as line item "K" (25.2.1).

25.0 Payoffs and Payments	**Use this table to see a summary of your payoffs and payments to others from your loan amount.**
25.1 **TO**	25.1.1 **AMOUNT**
01 Rho Servicing to pay off existing loan	$124,000.00
02 Beta Card, Inc. to pay down credit card balance	$5,000.00
03 Ficus Bank for principal reduction	$2,057.00
04 Grant from Community Lending Program paid to Ficus Bank	-$5,000.00
05 Existing Escrow Account Rollover	-$200.00
25.2 **K. TOTAL PAYOFFS AND PAYMENTS**	25.2.1 125,857.00

Figure 184. Non-Seller Transaction - Payoffs and Payments Table

25.1 | 25.1.1 LINE ITEMS

The data points in the table below are used to populate the **Payoffs and Payments** table line items.

Payoffs and Payments Table Line Items Table SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First Instance of LIABILITY					
25.1	Rho Servicing **to pay off existing loan**	…/DEALS_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL	LiabilityType	FirstPositionMortgageLien	Represented on form as "to pay off existing loan"
			gse:DisplayLabelText	First Mortgage Payoff	
25.1	N/A - XML	…/LIABILITY/LIABILITY_DETAIL/EXTENSION/OTHER	gse:IntegratedDisclosureSectionType	PayoffsAndPayments	Not Shown
25.1	N/A - GSE		gse:LiabilitySecuredBySubjectPropertyIndicator	true	Not shown – Data clarity
25.1	**Rho Servicing** to pay off existing loan	…/LIABILITY/LIABILITY_HOLDER/NAME	FullName	Rho Servicing	
25.1.1	Rho Servicing **to pay off existing loan** ($)	…/LIABILITY/PAYOFF	PayoffAmount	124000.00	Represented on form as "$124,000.00"
Second Instance of LIABILITY					
25.1	Beta Card, Inc. **to pay down credit card balance**	……/DOCUMENT/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL	LiabilityType	Open30DayChargeAccount	Represented on form as "to pay down credit card balance"
			gse:DisplayLabelText	To pay down credit card balance	
25.1	N/A – XML	…/DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_DETAIL/EXTENSION/OTHER	gse:IntegratedDisclosureSectionType	PayoffsAndPayments	Not Shown
25.1	N/A - GSE		gse:LiabilitySecuredBySubjectPropertyIndicator	true	Not shown
25.1	**Beta Card, Inc.** to pay down credit card balance	..../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/LIABILITY_HOLDER/NAME	FullName	Beta Card, Inc.	
25.1.1	Beta Card, Inc. **to pay down credit card balance** ($)	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LIABILITIES/LIABILITY/PAYOFF	PayoffAmount	5000.00	Represented on form as "$5,000.00"
LIABILITY end					

Payoffs and Payments Table Line Items Table SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
First instance of CLOSING_ADJUSTMENT_ITEM					
25.1.1	Ficus Bank for **principal reduction** ($)	.../DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentItemAmount	2057.00	Represented on form as "$2,057.00"
25.1	Ficus Bank **for principal reduction**		ClosingAdjustmentItemType	Other	Represented on form as "for principal reduction"
			ClosingAdjustmentItemTypeOtherDescription	PrincipalReduction	
			gse:DisplayLabelText	for principal reduction	
25.1	N/A		IntegratedDisclosureSectionType	PayoffsAndPayments	Not Shown
25.1	**Ficus Bank** for principal reduction	.../CLOSING_ADJUSTMENT_ITEM/EXTENSION/OTHER/CLOSING_ADJUSTMENT_ITEM_**PAID_TO**/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	gse:FullName	Ficus Bank	Represented on form as "to Ficus Bank"
Second instance of CLOSING_ADJUSTMENT_ITEM					
25.1.1	**Grant** from Community Lending Program paid to Ficus Bank ($)	.../DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentItemAmount	-5000.00	Represented on form as "-$5,000.00"
25.1	**Grant** from Community Lending Program paid to Ficus Bank		ClosingAdjustmentItemType	Grant	Represented on form as "Grant"
			gse:DisplayLabelText	Grant	
25.1	N/A		IntegratedDisclosureSectionType	PayoffsAndPayments	Not Shown
25.1	Grant **from Community Lending Program** paid to Ficus Bank	.../CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_**PAID_BY**/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	FullName	CommunityLendingProgram	Represented on form as "from Community Lending Program"
25.1	Grant from Community Lending Program **paid to Ficus Bank**	.../CLOSING_ADJUSTMENT_ITEM/EXTENSION/OTHER/CLOSING_ADJUSTMENT_ITEM_**PAID_TO**/LEGAL_ENTITY/LEGAL_ENTITY_DETAIL	gse:FullName	Ficus Bank	Represented on form as "paid to Ficus Bank"

Payoffs and Payments Table Line Items Table SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
Third instance of CLOSING_ADJUSTMENT_ITEM					
25.1.1	**Existing escrow account rollover** ($)	.../DEAL_SET/DEALS/DEAL/LOANS/LOAN/CLOSING_INFORMATION/CLOSING_ADJUSTMENT_ITEMS/CLOSING_ADJUSTMENT_ITEM/CLOSING_ADJUSTMENT_ITEM_DETAIL	ClosingAdjustmentItemAmount	-200.00	Represented on form as "-$200.00"
			ClosingAdjustmentItemType	Other	Represented on form as "Existing escrow account rollover"
			ClosingAdjustmentItemTypeOtherDescription	EscrowAccountRollover	
25.1	**Existing escrow account rollover**		gse:DisplayLabelText	Existing escrow account rollover	
25.1	N/A		IntegratedDisclosureSectionType	PayoffsAndPayments	Not Shown

MAPPING GUIDANCE

- ***CLOSING ADJUSTMENT ITEM*** – Some adjustments normally disclosed in **Summaries of Transactions** (**SOT)** may be disclosed in the **Payoffs and Payments** table when the Alternative Form is used. The *CLOSING ADJUSTMENT ITEM* structure is used for these line items, with the value of "PayoffsAndPayments" in *Integrated Disclosure Section Type* to indicate their location on the form. If the source of the funds is not the borrower, it must be identified using *CLOSING ADJUSTMENT ITEM PAID BY.* As with the payoffs of liabilities, the recipient of the funds must be identified (if unclear) using *CLOSING ADJUSTMENT ITEM PAID TO*, an EXTENSION of *CLOSING ADJUSTMENT ITEM.*
- ***LIABILITY TYPE:*** Liabilities that are paid off as part of the closing transaction are represented using *LIABILITY*. The type of liability is described using *Liability Type.* The payee is represented by the data point *Full Name* within the *NAME* child container of *LIABILITY HOLDER*. The liability amount is specified using *Payoff Amount* within the *PAYOFF* child container of *LIABILITY*. *LIABILITY* repeats for each line item as needed.
- ***NEEDED ENUMERATION DOES NOT EXIST:*** *Liability Type* and *Closing Adjustment Item Type* each have explicit enumerated values to cover most scenarios in the closing process; however, there may be situations when an item applies to a transaction and is not among the enumerations listed in *Appendix I*. In these instances, the value "*Other*" is used for *Liability Type* and *Closing Adjustment Item Type*, and the associated data points *Liability Type Other Description* and *Closing Adjustment Item Type Other Description* must be included with a value describing the item succinctly and clearly. Examples from the **Payoffs and Payments** table include using *Closing Adjustment Type Other Description* to provide "Principal Reduction" and "Escrow Account Rollover".

25.2 | 25.2.1 K. TOTAL PAYOFFS AND PAYMENTS

The data points in the table below are used to provide the **Payoffs and Payments** table total, calculated as the sum of all disclosed line item amounts.

K. Total Payoffs and Payments SUPPORTING DATA POINTS					
Form Field ID	**Form Field Name**	**MISMO v3.3.0 XPath**	**MISMO v3.3.0 Data Point Name**	**Sample XML Value**	**Notes**
25.2	**K. TOTAL PAYOFFS AND PAYMENTS**	.../DOCUMENT/DEAL_SETS/DEAL_SET/DEALS/DEAL/LOANS/LOAN/DOCUMENT_SPECIFIC_DATA_SETS/DOCUMENT_SPECIFIC_DATA_SET/INTEGRATED_DISCLOSURE/INTEGRATED_DISCLOSURE_SECTION_SUMMARIES/INTEGRATED_DISCLOSURE_SECTION_SUMMARY/INTEGRATED_DISCLOSURE_SECTION_SUMMARY_DETAIL	IntegratedDisclosureSectionType	PayoffsAndPayments	Represented on form as “K. TOTAL PAYOFFS AND PAYMENTS”
25.2.1	**K. TOTAL PAYOFFS AND PAYMENTS** ($)		IntegratedDisclosureSectionTotalAmount	125,857.00	Represented on form as “$125,857.00”

FOR MORE INFORMATION

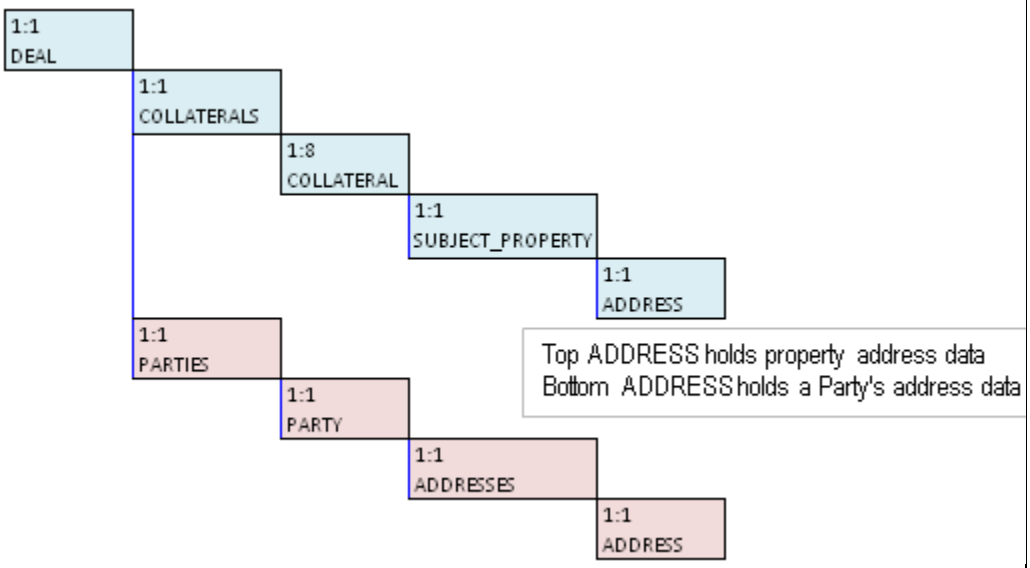
25.0: §1026.38(d)(2), (e), p. 80351; 38(t)(5)(vii)-B pp. 80129-30, 80056; **Sample Form:** H-25(F), p. 80194.

25.1: §1026.38(t)(5) pp. 80129-30, 80056; §1026.37(h)(2)(iii)-1.

25.2: §1026.38(t)(5) pp. 80129-30.

V. CONSOLIDATED MAPPING GUIDANCE

Most of the data points needed to populate a given **Closing Disclosure** section follow standard MISMO structure and mapping conventions. These mapping conventions apply regardless of the presence, number, or content of specific Form Field IDs within the section. This chapter provides an alphabetical overview of XML structure items that apply to a broad range of **Closing Disclosure** sections or are key concepts that must be understood in order to generate properly formed XML.

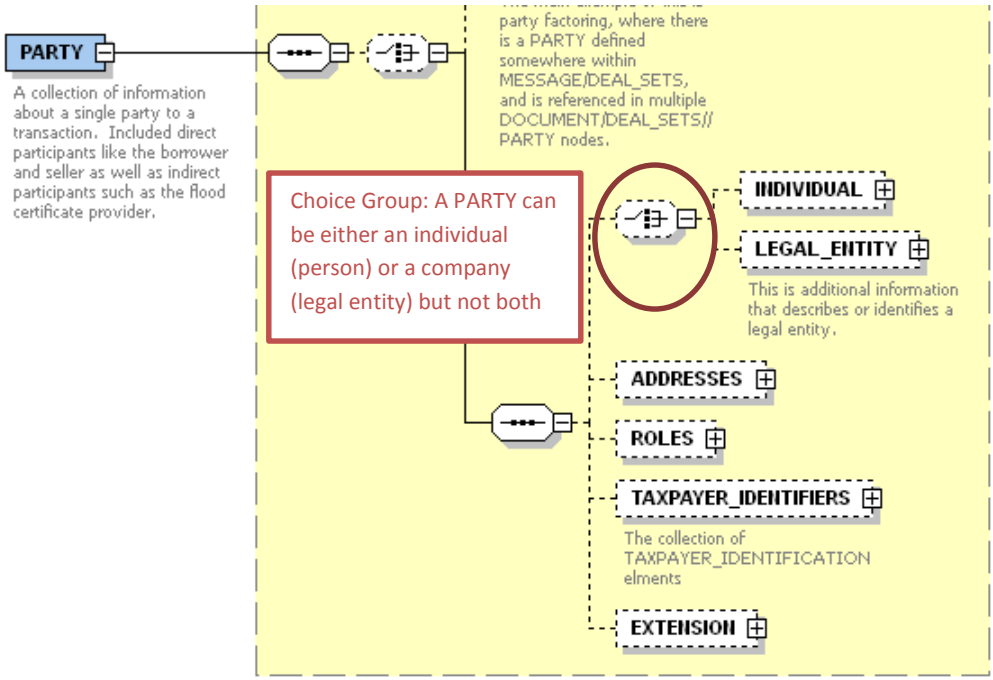
Consolidated Mapping Guidance	
Topic	**Guidance**
ADDITIONAL CLARIFYING DATA POINTS	Sometimes additional qualifying data is required by the UCD to clarify information requested on the form. This qualifying data may not show up explicitly on the form. **Example:** When providing information for *Property Valuation Amount* in the **Closing Information** table, the UCD requires that *Property Valuation Method Type* also be included.
ADDRESS	The MISMO v3.3.0 reusable container *ADDRESS* is used in multiple locations within the Reference Model. It may be used as the *ADDRESS* for a *PARTY* or the *ADDRESS* for a *PROPERTY*. The context of its use is determined by the XPath: 
ADDRESS – PARTY	The *ADDRESS* for a *PARTY* is found at the end of the following XPath (pink in ADDRESS diagram, above): *MESSAGE / DOCUMENT SETS / DOCUMENT SET / DOCUMENTS / DOCUMENT / DEAL_SETS /DEAL SET / DEALS / DEAL /PARTIES /PARTY /ADDRESSES* ***/ ADDRESS***
ADDRESS – SUBJECT PROPERTY	Property addresses are located at the end of the following XPath (blue in ADDRESS diagram, above). *MESSAGE / DOCUMENT SETS / DOCUMENT SET / DOCUMENTS / DOCUMENT / DEAL_SETS/DEAL_SET/DEALS/DEAL/****COLLATERALS/COLLATERAL/SUBJECT PROPERTY/ADDRESS.***

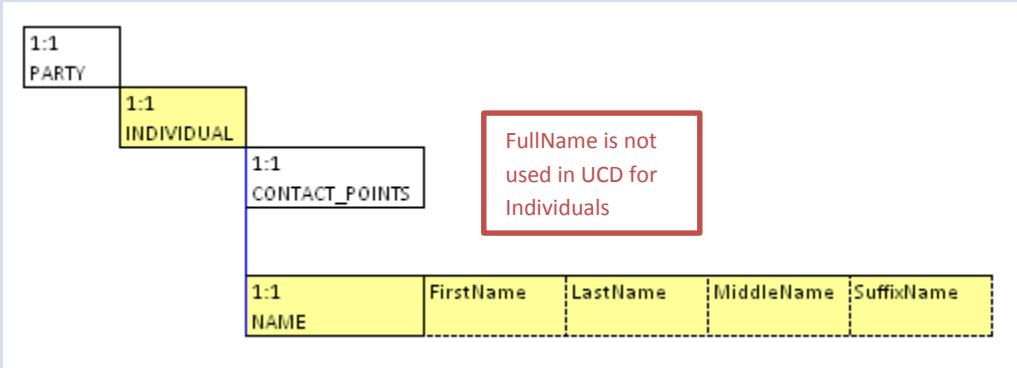
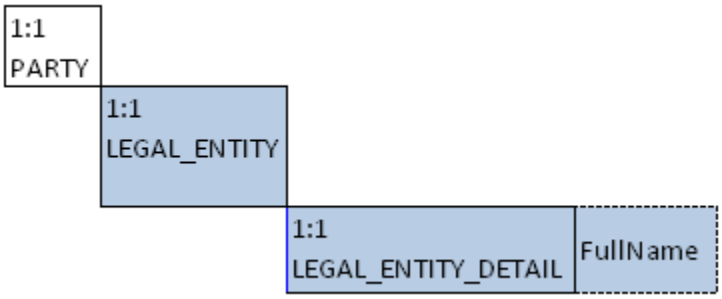
Consolidated Mapping Guidance	
Topic	**Guidance**
ADDRESS TYPE	For addresses associated with a *PARTY*, the data point *Address Type* qualifies all the data in the *ADDRESS* container by indicating what type of address it is (e.g., "*Mailing*", "*Corporate Headquarters*", etc.). The UCD has standardized on the enumeration "*Mailing*."
ADJUSTMENT	See "Interest Rate Adjustment" or "Principal and Interest Payment Adjustment".
ARC ROLES / XLINK	See Contact Table Relationships in the UCD File and Borrower and Seller Relationships to Signature Line sections.
AMOUNT	Amounts may be either positive or negative in the XML file. See Potential Sign Conflicts section.
BOILERPLATE	The form structure–the labels, tables, questions, answers, headings, headers and footers, and instructions—must be created by the system generating the paper copy. The UCD provides the data that will populate this structure, but it is important to note that in some cases, the UCD also conveys data points that become incorporated into the form structure. **Example**: While prescribed response phrases must be presented for any "YES" answer on the **Loan Terms** table, the data components embedded in the response phrases are taken from UCD data points. The statement presented in Form Field ID 4.3.3, "Can go as high as $1,870" is represented in the XML file as a single data point–*Principal and Interest Payment Maximum Amount*–with the value of "*1870.00*". Notice that the underlying data point value must be formatted for correct representation on the form with a dollar sign and comma. The form text surrounding this value is part of the boiler plate of the document. The boilerplate components with a UCD contribution are identified as part of the mapping discussion in each section.
CALCULATING CASH TO CLOSE TABLE	The entire content of the **Calculating Cash to Close** table is supported within the Document Specific data section of the MISMO v3.3.0 Reference Model. The *CASH TO CLOSE ITEM* container is used to convey totals for all line items and the totals for the table. Unlike other sections of the **Closing Disclosure** using Document Specific data points, the **Cash to Close** table does not require either the *Integrated Disclosure Section Type* or *Integrated Disclosure Subsection Type* as qualifying data points, since the content only applies to this part of the form. Each line within the section is identified using the data point *Integrated Disclosure Cash To Close Item Type* with the appropriate enumeration. The enumerations mirror the line names in the **Cash to Close** table. The amount from the **Loan Estimate** is represented using the *Integrated Disclosure Cash To Close Item Estimated Amount* and the final disclosed amount is represented using the *Integrated Disclosure Cash To Close Item Final Amount*. The data point *Integrated Disclosure Cash To Close Item Amount Change Indicator* is used to answer the question "Did this change?" and if the amount has changed, the *Integrated Disclosure Cash To Close Item Amount Change Description* is used to describe the change. The totals within the section are identified using the data point *Integrated Disclosure Cash To Close Item Type* equal to "*Cash To Close Total*". Representing the data in this table will require nine repeats of the *CASH TO CLOSE ITEM* container. Amounts must be zero-filled if no value is present.
CLOSING ADJUSTMENTS	**Adjustments** line items are represented by data under *CLOSING INFORMATION* using the general *CLOSING ADJUSTMENT ITEM* container. This container repeats for each line item, with its child container *CLOSING ADJUSTMENT ITEM DETAIL* and data point *Closing Adjustment Item Type* identifying the adjustment item.

Consolidated Mapping Guidance	
Topic	**Guidance**
	The section of the **BORROWER'S TRANSACTION** or **SELLER'S TRANSACTION** tables for which an adjustment item is relevant is specified using the *Integrated Disclosure Section Type* and/or the *Integrated Disclosure Subsection Type,* which have both been included in *CLOSING ADJUSTMENT ITEM DETAIL* for this purpose. Any charges not paid from closing funds (and not to be included in the calculation determining **Cash to Close From or To the Borrower(s)**), which are required to be disclosed in the **BORROWER'S TRANSACTION** table by the Regulation, are identified with the designation ''paid outside of closing'' or ''P.O.C.'' along with a designation of the party making the payment (borrower, seller, loan originator, real estate agent, or any other person). A value of "*true*" for the data point *Closing Adjustment Item Paid Outside of Closing Indicator* indicates that an item in **Section L** or **Section N** falls into this category. The data point *Full Name* is used to represent the name of the party paying a charge not using closing funds. The container *CLOSING ADJUSTMENT ITEM PAID BY* holds name and address information about the party paying the charge. *Full Name* is contained within the *INDIVIDUAL* structure in *NAME* or identifying the name of an individual payer, as well as in the *LEGAL ENTITY* structure in *LEGAL ENTITY DETAIL* for identifying the name of a non-individual payer.
CONTEXT	Many MISMO v3.3.0 data points and containers are reusable and may show up in several different locations within one XML file. The location or context in which a data point is used must be known to fully understand the business meaning. The location is expressed using the XPath. For example, the *ADDRESS* container may be used in the context of *PROPERTY* or *PARTY*. To fully understand the business usage, users must be aware of the location as shown by the XPath to know whether it is a property address or a party address.
COSTS AT CLOSING TABLE	All **Costs at Closing** table data points reside under the *DOCUMENT SPECIFIC DATA SETS* container in the *INTEGRATED DISCLOSURE* container and child containers in the MISMO XML structure. One of these child containers, *INTEGRATED DISCLOSURE SECTION SUMMARY*, repeats 4 times in order to represent the totals that are contained in the first row of the **Costs at Closing** table. The data details are contained within the *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL*. The **Closing Costs, Loan Costs,** and **Other Costs** amounts are represented by the *Integrated Disclosure Section Total Amount* qualified by the data point Integrated *Disclosure Section Type* using the applicable enumerations. The **Lender Credits** amount is handled somewhat differently. It is conveyed using the data point *Integrated Disclosure Subsection Payment Amount* which is a child of *INTEGRATED DISCLOSURE SUBSECTION PAYMENT*. The **Lender Credits** value is from a different part of MISMO v3.3.0 because the amount is sourced from the **Closing Cost Details** section, where the disclosure of the party paying and the timing of the payment are required. The **Costs at Closing** table is an illustration of the case when a data point may appear one place in the XML file and be used to populate multiple form fields.
COUNT	Data points ending in *Count* may be expressed as whole numbers only
DATE FORMAT	Dates are to be presented on the **Closing Disclosure** as "MM/DD/YYYY"; however, the format for UCD dates is "YYYY-MM-DD". Implementers will need to provide dates in the format specified by UCD, and convert them to present the dates appropriately on the **Closing Disclosure**.

Consolidated Mapping Guidance	
Topic	**Guidance**
DATETIME FORMAT	Combines Date and Time Class Word formats with the time designator "T" separating Date and Time. Both date and time must be provided in the following format: YYYY-MM-DDThh:mm:ss.
DISPLAY LABEL TEXT	The *Display Label Text* attribute is a free-form text field used in conjunction with an enumerated data point to provide a human-readable, display-ready representation for the corresponding enumerated value. In UCD, this data point is used in association with fee, escrow, adjustment, proration, and liability data points to allow users to display a company's preference for a name while tying it to the equivalent UCD enumerated value.
DOCUMENT SPECIFIC DATA	All Document Specific data points reside under *DOCUMENT SPECIFIC DATA SET* in the *INTEGRATED DISCLOSURE* container and child containers in the MISMO XML structure. Data points from this part of the v3.3.0 Reference Model are created to support specific business reporting requirements. Their definitions are driven by the context of and specific usage within the form or document they are intended to populate. In general, these definitions do not conform to broader-based industry understanding, so the data points should not be used outside of the specific document for which they were designed. The Document Specific child containers of *INTEGRATED DISCLOSURE* are: **CASH TO CLOSE ITEMS** (Section 10.0) **ESTIMATED PROPERTY COSTS** (Section 5.0 – ETI&A) **INTEGRATED DISCLOSURE DETAIL** (Various Form Field Values) **INTEGRATED DISCLOSURE SECTION SUMMARIES** (Section and Subsection Values) ***PROJECTED PAYMENTS*** (Section 5.0 – Payment Calculation) **Example:** 3.3 **Product** is conveyed using the Document Specific data point *Integrated Disclosures Loan Product Description* within the *INTEGRATED_DISCLOSURE_DETAIL* container. If the loan is delivered into a different context, say the secondary mortgage market, the **Product** data from the **Closing Disclosure** form may not conform to an investor's product definitions.
GENERAL USE DATA	"General Use" structures and data points have been defined by MISMO standards developers to support commonly understood industry practice and usage. Unlike Document Specific containers and structures, they are used broadly and have the same meaning both within and outside the context of the **Closing Disclosure**.
IDENTIFIER	Some data points ending in the term "*Identifier*" must be paired with an additional data point to convey the full meaning. The data point ending in "*Identifier*" provides the identifier value, and the associated data point provides a further description or type. **The 2 examples of this in UCD are:** 3.5 **Loan ID #** is provided using *Loan Identifier Type* = "*Lender Loan*" to describe the identifier, and *Loan Identifier Value* to provide the loan number. Anywhere an address has a unit number: *Address Unit Designator Type* to describe the unit and *Address Unit Identifier* for the unit number.
IDENTIFIER OWNER URI	The attribute *IdentifierOwnerURI* identifies the owner or publisher of the identifier associated with a MISMO term with the class word of "Identifier" by means of a URI. This is an XML attribute. **The 3 UCD examples are:** *About Version Identifier* (URI for the MISMO Reference Model), *Appraisal Identifier* (URI for UCDP), and *License Identifier* (URI for the entity issuing the license).
INDICATORS / ENUMERATIONS	The **Closing Disclosure** requires several questions to be answered, **"**YES**"** or "NO;" however, the data points most often supporting these values are Boolean indicators requiring values of

Consolidated Mapping Guidance	
Topic	**Guidance**
(YES OR NO / CHECKBOXES)	"*true*" and "*false*". Implementers will need to supply an acceptable value in the XML file, which must then be represented as **"**YES**"** or "NO" on the **Closing Disclosure**. In the categories of the **Loan Costs** and **Other Costs** tables using the *FEE* structure, the value of *Fee Payment Paid Outside Of Closing Indicator* determines whether the associated fee was paid **At Closing** ("false") or **Before Closing** ("true"). Another representation of data points ending in "*Indicator*" is by means of a check in an appropriate box. On the **Closing Disclosure**, check boxes usually appear in pairs to convey the basic statements: "does" or "does not". An *Indicator* with a value of "*true*" will be represented on the form as a checked box next to "the feature does exist" statement and "*false*" will be represented on the form as a checked box next to the "feature does not exist" statement. **Example:** "Your loan ☐ has a demand feature…." and "Your loan ☐ does not have a demand feature…." In some instances, the presence of a specific enumerated value may be represented on the **Closing Disclosure** as a checkbox. **Example:** Within the **Estimated Taxes, Insurance & Assessments** section, the presence of the data point *Projected Payment Estimated Taxes Insurance Assessment Component Type* with an enumeration = "*Homeowners Insurance*" is represented on the form as "This estimate includes ☒ Homeowners Insurance."
INTEREST RATE ADJUSTMENT	The *INTEREST RATE ADJUSTMENT* container holds two child containers that capture the loan terms defining how the interest rate can change. The *INTEREST RATE ADJUSTMENT LIFETIME RULE* container holds data points conveying the adjustment rules that apply for the entire life of the loan. The *INTEREST RATE PER CHANGE ADJUSTMENT* container holds data points conveying the adjustment rules that apply to a single adjustment. The data point *Adjustment Rule Type* indicates whether the data points in this container pertain to the initial rate adjustment ("*First*") or the periodic rate adjustments ("*Subsequent*"). Data from both of these containers is used to describe how the interest rate can or will change.
LIABILITIES / PAYOFFS	The dollar amounts of liabilities that must be paid off as part of the closing transaction are represented using the *LIABILITY* container. The type of liability being paid is specified using the *Liability Type* data point within the *LIABILITY DETAIL* container. The amount of that liability being paid off is specified using the *Payoff Amount* within the *PAYOFF* container which is a child of *LIABILITY*. The *LIABILITY* container will repeat for each payoff item that is represented on the form.
ONE DATA POINT IN XML FILE→LABEL + VALUE ON FORM	Sometimes one data point is used to represent both the Form Field Name and the Form Field Value. **Example:** *Sales Contract Amount*-the name of the data point conveys the name of the label and the dollar value.
ONE LABEL ON FORM→ MORE THAN ONE DATA POINT IN XML FILE	Sometimes multiple data points must be used to convey the information for a single Form Field Value on the **Closing Disclosure**. **Example:** Two data points, *Loan Maturity Period Count* + *Loan Maturity Period Type* provide the value for **Loan Term**.
ONCE IN XML FILE → MORE THAN ONCE LOCATION ON FORM	Some data points appear more than once on the form. However in the XML file, data points with identical values located in identical XPaths appear only one time. For example, the property address data points providing the values for 1.6 and 17.6 are included in the XML file one time, even though they appear two times on the **Closing Disclosure**.
"OTHER" + OTHER DESCRIPTION – FREE FORM TEXT	The MISMO v3.3.0 LDD includes a broad range of enumerated values to support the **Closing Disclosure** which will cover most scenarios in the closing process; however, there may be situations where the published list may not support your business use case. In these instances, the enumerated value "*Other*" may be used for the applicable data point. When "*Other*" is used, the identically-named data point ending in *Other Description* also must be

Consolidated Mapping Guidance	
Topic	**Guidance**
	provided to identify or describe the missing enumeration. **Example:** An uncommon type of insurance that is not found in the UCD enumerated values must be provided in the XML file as: *Prepaid Item Type* = "*Other*" and *Prepaid Item Type Other Description* = "*Landslide Insurance*".
"OTHER" + OTHER DESCRIPTION – UCD RESTRICTED	Appendices B/I prescribe the values that may be entered for some "TypeOtherDescription" data points. When this is the case, values will be entered in the "Supported UCD Enumerations" column.
PARTIES / PARTY	The data points and containers used to disclose data in 1.0 **Transaction Information** and 23.0 **Contact Information** are grouped within the repeatable structure called the *PARTY* container. The *PARTY* container holds information about either an individual or legal entity who is "party" to the closing transaction.  *PARTY* mapping rules are the same regardless of transaction purpose or loan product.
PARTY NAME – INDIVIDUAL	A party is classified as an individual (a person) using the *INDIVIDUAL* child container of *PARTY*. For individuals, the *NAME* container conveys each party's first, middle, last and suffix names.

Consolidated Mapping Guidance	
Topic	**Guidance**
	
PARTY NAME – LEGAL_ENTITY	A party is classified as a legal entity (a non-individual such as a company or trust) using the *LEGAL ENTITY* child container of *PARTY*. For legal entities, *LEGAL ENTITY DETAIL* is used to provide the full, unparsed name of the legal entity. 
PARTY – ONE CONTAINER PER ENTITY	In UCD, a separate *PARTY* container must be used for each individual or legal entity who participates in the transaction, even if they are the same *Party Role Type*.
***PARTY* CONTAINER REPEATS**	The *PARTY* container may repeat for the same value of *Party Role Type*. For example, for a *Party Role Type* value of "*Borrower*", the *PARTY* container is included in the XML file the same number of times as there are Borrowers to disclose.
PARTY ROLE TYPE	The value provided for *Party Role Type* in the *ROLE DETAIL* container under *PARTY/ROLES/ROLE/ROLE_DETAIL* specifies the type of party involved in the transaction. In UCD, the following Party Role Types are used for the associated UCD Form Fields:

Form Field ID	Form Field Name	*Party Role Type*	Notes
1.4 | 23.1.5	**Settlement Agent (Name)**	*"Closing Agent"*	▪ *"Closing Agent"* is equivalent to **Settlement Agent** ▪ *LEGAL ENTITY*
23.5.5	**Settlement Agent Contact**	*"Closing Agent"*	▪ *"Closing Agent"* is equivalent to **Settlement Agent** ▪ *INDIVIDUAL*
2.1	**Borrower**	*"Borrower"* *"Non Title Spouse"*	▪ *INDIVIDUAL* AND *LEGAL ENTITY*, as applicable

Consolidated Mapping Guidance				
Topic	**Guidance**			
			"Title Holder"	▪ Select applicable role for the transaction
	2.1	**Borrower**	*"Other" + Party Role Type Other Description = "Non Title Non Spouse Ownership Interest"*	▪ *INDIVIDUAL* AND *LEGAL ENTITY*, as applicable ▪ Use "Other" with Other Type Description value if applicable
	2.2	**Seller**	*"Property Seller"*	▪ "*Property Seller*" is equivalent to **Seller** ▪ *INDIVIDUAL* AND *LEGAL ENTITY*, as applicable
	2.3 | 23.1.1	**Lender (Name)**	*"Note Pay To"*	▪ *"Note Pay To"* is closest to the definition of "Lender" in the Reg ▪ *LEGAL_ENTITY*
	23.5.1	**Lender Contact**	*"Note Pay To"*	▪ *"Note Pay To"* is closest to the definition of "Lender" in the Reg ▪ *INDIVIDUAL*
	23.1.1	**Mortgage Broker Name**	*"Mortgage Broker"*	*LEGAL ENTITY*
	23.5.2	**Mortgage Broker Contact**	*"Mortgage Broker"*	*INDIVIDUAL*
	23.1.3	**Real Estate Broker (B) Name**	*"Real Estate Agent"*	▪ "*Real Estate Agent*" is equivalent to "**Real Estate Broker**" ▪ *Real Estate Agent Type* = "*Selling*" must be used to fully identify this field ▪ *LEGAL ENTITY*
	23.5.5	**Real Estate Broker (B) Contact**	*"Real Estate Agent"*	▪ "*Real Estate Agent*" is equivalent to "**Real Estate Broker**" ▪ *Real Estate Agent Type* = "*Selling*" must be used to fully identify this field ▪ *INDIVIDUAL*
	23.1.4	**Real Estate Broker (S) Name**	*"Real Estate Agent"*	▪ "*Real Estate Agent*" is equivalent to "**Real Estate Broker**" ▪ *Real Estate Agent Type* = "*Listing*" must be used to fully identify this field ▪ *LEGAL ENTITY*
	23.5.4	**Real Estate Broker (S) Contact**	*"Real Estate Agent"*	▪ "*Real Estate Agent*" is equivalent to "**Real Estate Broker**" ▪ *Real Estate Agent Type* = "*Listing*" must be used to fully identify this field

Consolidated Mapping Guidance	
Topic	**Guidance**
	▪ *INDIVIDUAL*
PRINCIPAL AND INTEREST PAYMENT ADJUSTMENT	The *PRINCIPAL AND INTEREST PAYMENT ADJUSTMENT* container holds two child containers that capture the loan terms defining how the P&I payment can change. The *PRINCIPAL AND INTEREST PAYMENT LIFETIME ADJUSTMENT RULE* container holds data points conveying the adjustment rules that apply for the entire life of the loan. The *PRINCIPAL AND INTEREST PAYMENT PER CHANGE ADJUSTMENT RULE* container holds data points conveying the adjustment rules that apply to a single adjustment. The data point *Adjustment Rule Type* indicates whether the data points in this container pertain to the initial P&I payment adjustment ("*First*") or the periodic payment adjustments ("*Subsequent*"). Data from both of these containers is used to describe how the P&I payment can or will change. Data within both of these containers is utilized to represent the information in this section of the form.
PROJECTED PAYMENTS TABLE	Because the data disclosed in the **Projected Payments** table is explicitly defined by the Regulation, the data points that support it are all from the *DOCUMENT SPECIFIC* structure of MISMO v3.3.0. Data points from this structure of the MISMO model are created to support specific business reporting requirements. In general, the definitions of these data points do not conform to broader-based industry understanding, so they should not be used outside of the specific process for which they were designed. All **Projected Payments** data points reside under the *DOCUMENT SPECIFIC DATA SET* container in the *INTEGRATED DISCLOSURE* container and child containers. For the **Payment Calculation** section of the **Projected Payments** table, one of these child containers, *PROJECTED PAYMENT,* repeats one to four times as required by the loan characteristics. The container is qualified by the data points *Projected Payment Calculation Period Start Number* and *Projected Payment Calculation Period End Number*. Each repeat of the container represents the contents of one **Payment Calculation** column labeled Years *n – n* on the form.
PRORATIONS	The **BORROWER'S TRANSACTION** and **SELLER'S TRANSACTION** tables each include two sections for the disclosure of any amounts due either from the borrower(s) to reimburse the seller(s) or the seller(s) to reimburse the borrower(s), prorated for the time period corresponding to each amount. Regardless of the table or section in which these line items are disclosed, the same MISMO structure is used to provide the data. The line items for **Adjustments for Items Paid by Seller In Advance** (in **Sections K** and **M**) and **Adjustments for Items Unpaid by Seller** (in **Sections L** and B) are represented by data under *CLOSING INFORMATION* using the *PRORATION_ITEM* container. This container repeats for each line item and holds data points identifying the prorated item *(Proration Item Type)*, period of time covered by the payment (*Proration Item Paid From Date* and *Proration Item Paid Through Date)* and payment amount (*Proration Item Amount*). Each repeat of *PRORATION ITEM* is "qualified" (made uniquely applicable to one proration line item) by the value of the data point *Proration Item Type*. The section of each table for which the prorated item is relevant is specified using the value of *Integrated Disclosure Section Type* to identify sections **K, L, M** and **N**, and *Integrated Disclosure Subsection Type* to identify whether the **Adjustment** is for **Items Paid by the Seller in Advance** or **Unpaid by the Seller**.
REPEATABLE CONTAINERS	In MISMO v3.3.0, if the direct parent of a container has an identical, but plural, name (**e.g.,** PARTIES / PARTY), then the container is said to be "repeatable." If a use case calls for more than one instance of a data point that is located in a repeatable container, the whole container must repeat for each needed instance of the data point.

Consolidated Mapping Guidance	
Topic	**Guidance**
REUSABLE CONTAINERS	In MISMO v3.3.0, a container holding basic data points that can be used in many different contexts. The only way to fully define the data in reusable containers is to rely on the XPath to a given container for context. **Example:** ***NAME, ADDRESS, LEGAL ENTITY DETAIL.***
SECTIONS AND SUBSECTIONS	The *INTEGRATED DISCLOSURE SECTION SUMMARY* container and the child container *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL* are used to convey totals for sections (**K, L, M** and **N**) and subsections (bold headings within each section) **Examples:** **Adjustments, Adjustments for Items Paid by Seller in Advance, Other Credits,** and **Adjustments for Items Unpaid by Seller**). This structure repeats for each of the section totals. Each instance of *INTEGRATED DISCLOSURE SECTION SUMMARY DETAIL* includes *Integrated Disclosure Section Type* to identify the section and *Integrated Disclosure Section Total Amount* for the section total. Subsections are identified using the *Integrated Disclosure Subsection Type.* Each *Section Type* and *Subsection Type* has a list of enumerations corresponding to the Form Field Names for sections and subsections in the **BORROWER'S TRANSACTION** and **SELLER'S TRANSACTION** tables.
SEQUENCE NUMBER	Any XML element (MISMO v3.3.0 container) that is associated with a 'column' has a *Sequence Number* attribute. *Sequence Number* holds an integer value and is used to provide order to multiple repeating sibling elements. The *Sequence Number* value must be unique for each instance of the repeatable container. In the **Payment Calculations** section of the **Projected Payments** table, *Sequence Number* specifies the order of the columns, starting with "*1*" for the first column on the left and counting up to four if necessary to capture all of the required business data. Sequence Number is also used to help identify the *PARTY* containers supporting Section 23.0 **Contact Information** and pair together the organization and personal contact data.
SYMBOLS ($, %)	MISMO data points ending in *Amount* convey currency values, and in the case of the **Closing Disclosure**, US currency expressed in dollars and cents. Note that while dollar amounts must be presented on the form with a dollar sign ($) and commas separating every third digit, only numbers and decimal points are included in the XML file. Similarly, any numeric amount that needs to be expressed with a comma on the form will be conveyed in the XML file with numbers only. MISMO data points ending in *Rate Percent* carry the actual percentage value with 4 trailing digits to the right of the decimal; the percent sign is not provided in the XML.
TERMS / TIME PERIODS	Time periods in MISMO usually are represented using two data points: The first data point (ending in *Period Type*) sets the unit of measure, and the second (ending in *Period Count*) captures the number of those units. The data sets comprising UMDP have standardized on months as the unit of time for expressing time periods; however, the provided data for time periods on the **Closing Disclosure** are to be presented in years. Implementers will need to provide the specified unit of measure (months) for UCD, and convert it to the appropriate data format (years) for presentation on the **Closing Disclosure**. **Examples:** Loan Term, interest rate or P&I payment adjustment frequency.
XLINK	See Contact Table Relationships in the UCD File and Borrower and Seller Relationships to Signature Line sections.

VI. GLOSSARY

Term	Definition
Appendix A	Uniform Closing Dataset Specification - Appendix A: Closing Disclosure Mapping to the MISMO v3.3.0 Reference Model (.pdf version)
Appendix B	Uniform Closing Dataset Specification – Appendix B: Closing Disclosure Mapping to the MISMO v3.3.0 Reference Model (.xls version)
Appendix E	Uniform Closing Dataset Specification – Appendix E: UCD Implementation Guide
Appendix H	Uniform Closing Dataset Specification – Appendix H: UCD Delivery Specification (.pdf version)
Appendix I	Uniform Closing Dataset Specification – Appendix I: UCD Delivery Specification (.xls version)
ARM	Adjustable Rate Mortgage
ATR	Ability to Repay Rule, part of Regulation Z. A lender must make a good-faith effort to determine that a borrower has the ability to repay a mortgage before taking it on. In practice this means lenders must generally find out, consider, and document a borrower's income, assets, employment, credit history and monthly expenses.
CFPB	Consumer Financial Protection Bureau
Document Specific Data	Data points contained within the *DOCUMENT SPECIFIC* structure of the v3.3.0 Reference Model created to support specific business reporting requirements. Their definitions are driven by the context of and specific usage within the form or document they are intended to populate. In general, these definitions of these data points do not conform to broader-based industry understanding, so they should not be used outside of the specific document for which they were designed.
Closing Disclosure	Mortgage Loan Transaction Closing Disclosure
DU	Desktop Underwriter
ETI&A	Estimated Taxes, Insurance and Assessments
Form Field ID	The red number superimposed on the Closing Disclosure. Created by the UCD team to facilitate the mapping from the Closing Disclosure to MISMO v3.3.0. Not included in the Regulation.
Form Field Name	A Closing Disclosure form label, identifying the data that should be provided.
Form Field Value	The data that is disclosed on the Closing Disclosure next to the Form Field Name. Also referred to as disclosed or provided data.
GEM	Growing Equity Mortgage
General Use Data	MISMO v3.3.0 structures and data points have been defined by MISMO standards developers to support commonly understood industry practice and usage.
GPM	Graduated Payment Mortgage
The GSEs	Fannie Mae and Freddie Mac (Government-Sponsored Enterprises)
LP	Loan Prospector
MERS	Mortgage Electronic Registration System
MI	Mortgage insurance or any functional equivalent
MIN	Mortgage Identification Number. A unique 18–digit number assigned to loans registered with MERS
MISMO LDD	MISMO Logical Data Dictionary
MISMO	Mortgage Industry Standards Maintenance Organization

MISMO v3.3.0	MISMO Version 3.3.0.0 Reference Model Build 299
MISMO v3.3.0 Reference Model / Structures	The hierarchical organization of XML elements (containers and data points) providing an entity-relationship model of the mortgage life cycle.
n	Stands for any integer in the UCD Mapping excerpts provided throughout the document
P&I	Principal and Interest
Provided Data	The data presented in Green Text on Closing Disclosure examples and within the body of the text. This is the delivered information documenting a unique closing transaction. Also referred to as a Form Field Value or disclosed data.
QM	Qualified Mortgage, part of Regulation Z. A mortgage falling into a category of loans that have certain, more stable features that help make it more likely that the borrower is able to afford the loan. A Qualified Mortgage loan is one where the lender met certain requirements and is assumed to have followed the ability-to-repay rule.
The Regulation	Integrated Mortgage Closing Disclosure under the Real Estate Settlement Procedures Act (Regulation X) and the Truth In Lending Act (Regulation Z) issued by the Consumer Financial Protection Bureau published in Vol. 78, No. 251 of the Federal Register on Tuesday, December 31, 2013.
Reg Z	Regulation Z implements the Truth in Lending Act (TILA), which prohibits a creditor from making a higher-priced mortgage loan without regard to the consumer's ability to repay the loan, and Sections 1411 and 1412 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act), which generally require creditors to make a reasonable, good faith determination of a consumer's ability to repay any consumer credit transaction secured by a dwelling and establishes certain protections from liability under this requirement for "qualified mortgages."
RESPA	Real Estate Settlement Procedures Act (Regulation X)
Subject Property	The real estate property being purchased in the transaction described in the Closing Disclosure, and serving as collateral for the loan.
TILA	Truth in Lending Act (Regulation Z)
UAD	Uniform Appraisal Dataset
UCD	Uniform Closing Dataset
UCD Value	The data included in the UCD XML document that is required to accurately and completely represent the provided data.
UCD I-Guide	Appendix E: UCD Implementation Guide, Version 1.2
UCDP	Uniform Collateral Data Portal
ULAD	Uniform Loan Application Dataset
ULDD	Uniform Loan Delivery Dataset
UMDP	Uniform Mortgage Data Program
USDA	United States Department of Agriculture
XLink	XML Linking Language – W3C. An XML markup language that provides methods for creating internal and external links within ML documents, and associating metadata with those links.
XPath	XML Path Language – W3C. A syntax for defining parts of an XML document. XPath uses path expressions to navigate XML documents.

VII. UNIFORM CLOSING DATASET (UCD) SPECIFICATION RESOURCES

The following documents are available on the UMDP pages at each GSE's Web sites:

- Fannie Mae: https://www.fanniemae.com/singlefamily/uniform-closing-dataset
- Freddie Mac: http://www.freddiemac.com/singlefamily/sell/ucd.html

Artifact	Title	Most Recent Publication Date
Appendix A	Closing Disclosure Mapping to the MISMO v3.3.0.0 Reference Model (.pdf version), v1.3	11/17/2015
Appendix B	Closing Disclosure Mapping to the MISMO v3.3.0.0 Reference Model (.xls version), v1.3	11/17/2015
Appendix C	Closing Disclosure Forms with Reference Numbers, v1.3	11/17/2015
Appendix D	UCD Cardinality, v1.0 (Cardinality integrated into Appendices H and I)	Retired
Appendix E	UCD Implementation Guide, v1.2	1/31/2016
Appendix F	UCD Sample Use Cases, v1.2	11/17/2015
Appendix G	UCD Sample XML Files, v1.2	11/17/2015
Appendix H	UCD Delivery Specification (.pdf version) 1.2	11/17/2015
Appendix I	UCD Delivery Specification (.xls version) 1.2	11/17/2015
FAQs		11/17/2015