

Loan Estimate

DATE ISSUED 10/10/2026

APPLICANTS REIProforma Reader

2000 Lawrence Street Northeast, Washington, DC, 20018

PROPERTY 125 Galveston Place Southwest, Washington, DC, 20032-1108

SALE PRICE \$475,000

LOAN TERM 30 years

PURPOSE Purchase

PRODUCT Fixed

LOAN TYPE ☐ Conventional ☒ FHA ☐ VA ☐ _____

LOAN ID # 17853358

RATE LOCK ☒ NO ☐ YES, until _____ at _____

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 10/23/2026 at 11:59 PM EDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$ 466,396	NO
Interest Rate	7.250%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 3,181.65	NO
Prepayment Penalty	Does the loan have these features?	
	NO	
Balloon Payment	NO	

Projected Payments	
Payment Calculation	Years 1 - 30
Principal & Interest	\$ 3,181.64
Mortgage Insurance	+ \$210
Estimated Escrow <i>Amount can increase over time</i>	+ \$257
Estimated Total Monthly Payment	\$ 3,649
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$ 257 a month This estimate includes ☒ Property Taxes ☒ Homeowner's Insurance ☐ Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i> In escrow? YES YES

Costs at Closing	
Estimated Closing Costs	\$ 28,578 Includes \$ 21,616 in Loan Costs +\$ 6,961 in Other Costs -\$ 0 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$ 37,182 Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

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

Closing Cost Details

Loan Costs

A. Origination Charges	\$9,823
2.000% of Loan Amount (Points)	\$9,328
Admin Fee	\$495

B. Services You Cannot Shop For

Appraisal Fee	\$675
Credit Report Fee	\$108
FHA Upfront MI (Financed)	\$8,022
Flood Certification Fee	\$7
Processing Fee (3rd Party)	\$995
Verification of Employment Fee	\$37

C. Services You Can Shop For

Title - Lender's Title Insurance	\$950
Title Escrow/Settlement Fee	\$1,000

D. TOTAL LOAN COSTS (A + B + C)

\$ 21,616

Other Costs

E. Taxes and Other Government Fees

Recording Fees And Other Taxes	\$200
Transfer Taxes	\$3,323

F. Prepaids

Hazard Insurance (12 months)	\$2,200
Prepaid Interest (\$92.64 per day for 1 days)	\$93

G. Initial Escrow Payment at Closing

Hazard Insurance	\$183 per month for 3 mo.	\$550
Property Taxes	\$74 per month for 3 mo.	\$221

H. Other

Home Inspection Fee	\$375
Earnest Money Deposit	(\$1,000)

I. TOTAL OTHER COSTS (E + F + G + H)

\$ 6,961

J. TOTAL CLOSING COSTS

D + I	\$28,578
Lender Credits	\$0

Calculating Cash to Close

Total Closing Costs (J)	\$28,578
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$16,625
Deposit	(\$1,000)
Funds for Borrower	(\$40000)
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$4,203

Additional Information About This Loan

LENDER First Colony Wholesale
NMLS/DC LICENSE ID 3112
LOAN OFFICER
NMLS/DC LICENSE ID
EMAIL
PHONE

MORTGAGE BROKER NEXA Lending
NMLS/DC LICENSE ID 1660690 / MLB1660690
LOAN OFFICER Kenneth Bossard
NMLS/DC LICENSE ID 2189943 / MLO2189943
EMAIL kbossard@nexamortgage.com
PHONE (202) 867-1351

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$ 225,213 \$ 26,217	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	8.358%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	145.60%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Appraisal	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
Assumption	If you sell or transfer this property to another person, we ☐ 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.
Homeowner's Insurance	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
Late Payment	If your payment is more than 15 days late, we will charge a late fee of 4 % of the monthly principal and interest payment.
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	We intend ☐ to service your loan. If so, you will make your payments to us. ☐ to transfer servicing of your loan.

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature	Date	Co-Applicant Signature	Date
---------------------	------	------------------------	------