

# Closing Disclosure

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

## Closing Information

Date Issued 1/16/2024  
Closing Date 1/16/2024  
Disbursement Date 1/17/2024  
Settlement Agent OSN Texas LLC  
File # 534304  
Property 3663 Swiss Lane  
Irving, TX 75038  
(320315000A0010000)  
Sale Price \$393,000

## Transaction Information

Borrower Sanjay Kumar Jyamire and Ambika Kumari Yadav  
Seller OPENDOOR PROPERTY TRUST I, a Delaware statutory trust  
410 N Scottsdale Rd  
Ste 1600  
Tempe, AZ 85288  
Lender Liberty Home Mortgage

## Loan Information

Loan Term Years  
Purpose Opendoor  
Product  
Loan Type ☒ Conventional ☐ FHA  
☐ VA ☐  
Loan ID # 1523180864  
MIC #

## Loan Terms

### Can this amount increase after closing?

Loan Amount \$381,210 NO

Interest Rate 6.624% NO

Monthly Principal & Interest

NO

See Projected Payments below for your Estimated Total Monthly Payment

Prepayment Penalty

### Does the loan have these features?

NO

Balloon Payment

NO

## Projected Payments

### Payment Calculation

Principal & Interest

Mortgage Insurance

Estimated Escrow

Amount can increase over time

Estimated Total Monthly Payment

This estimate includes

In escrow?

Estimated Taxes, Insurance & Assessments

\$0.00  
a month

☐ Property Taxes

☐ Homeowner's Insurance

☐ Other:

Amount can increase over time  
See page 4 for details

See Escrow Account on page 4 for details. You must pay for other property costs separately.

## Costs at Closing

Closing Costs \$16,767.11 Includes \$10,174.78 in Loan Costs + \$6,592.47 in Other Costs - \$0.14 in Lender Credits. See page 2 for details.

Cash to Close \$18,893.88 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

# Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$5,007.00				
01 of Loan Amount (Points)					
02 Admin Fee to Liberty Home Mortgage	\$1,195.00				
03 Our origination charge \$3,812.00	\$3,812.00				
B. Services Borrower Did Not Shop For	\$2,004.14				
01 Appraisal Fee to Liberty Home Mortgage		\$650.00			
02 Credit Report to Liberty Home Mortgage		\$56.14			
03 Document Preparation Fee to Shanks & Associates PC	\$300.00				
04 Flood Certification to Liberty Home Mortgage	\$8.00				
05 MERS to Liberty Home Mortgage	\$25.00				
06 Processing Fee to Liberty Home Mortgage	\$795.00				
07 Tax Service to Liberty Home Mortgage	\$85.00				
08 warranty deed to Shanks & Associates PC	\$85.00				
C. Services Borrower Did Shop For	\$3,163.64				
01 Tax Certificate to American Property Guard - Tax Cert			\$45.00		
02 Title - Document preparation to OSN Texas LLC			\$125.00		
03 Title - Electronic Filing Fee to SimplifileTX	\$6.94				
04 Title - Hold Open Binder to OSN Texas LLC (Title Resources Guaranty Company: \$0.00)					
05 Title - Lender's Title Insurance to OSN Texas LLC	\$2,314.00				
06 Title - NYDP (Not Yet Due and Payable) Endorsement(s) to OSN Texas LLC	\$5.00				
07 Title - Settlement or closing fee to OSN Texas LLC	\$650.00		\$650.00		
08 Title - T-17 Planned Unit Development Endorsement Endorsement(s) to OSN Texas LLC	\$25.00				
09 Title - T-19 Restrictions, Encroachments, Minerals Endorsement Endorsement(s) to OSN Texas LLC	\$115.70				
10 Title - T-30 Tax Deletion Endorsement Endorsement(s) to OSN Texas LLC	\$20.00				
11 Title - T-36 Environmental Protection Lien Endorsement Endorsement(s) to OSN Texas LLC	\$25.00				
12 Title - Texas Guaranty Lender Policy Fee to Texas Title Insurance Guaranty Association	\$2.00				
13 Title - Texas Guaranty Owners Policy Fee to Texas Title Insurance Guaranty Association			\$2.00		
D. TOTAL LOAN COSTS (Borrower-Paid)	\$10,174.78				
Loan Costs Subtotals (A + B + C)	\$9,468.64	\$706.14			

Other Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
E. Taxes and Other Government Fees	\$180.00				
01 Recording Fees    Deed: \$38.00    Mortgage: \$142.00	\$180.00				
F. Prepays	\$2,982.73				
01 Homeowner's Insurance Premium ( 12 mo.) to Liberty Home Mortgage	\$1,945.00				
02 Mortgage Insurance Premium ( 12 mo.)					
03 Prepaid Interest ( 69.182 per day from 1/17/2024 to 2/1/2024 )	\$1,037.73				
04 Property Taxes ( 12 mo.) to					
G. Initial Escrow Payment at Closing	\$2,659.74				
01 Homeowner's Insurance    per month for 12 mo.	\$486.24				
02 Mortgage Insurance    per month for 12 mo.					
03 Property Taxes    per month for 12 mo.	\$2,897.88				
04 Aggregate Adjustment	-\$724.38				
H. Other	\$770.00				
01 HOA Prepaid Assessments - 2nd Month to Irving Bordeaux Villas Homeowners Association, Inc	\$310.00				
02 HOA Prepaid Assessments Fees to Irving Bordeaux Villas Homeowners Association, Inc	\$310.00		\$310.00		
03 HOA Transfer Fees to FirstService	\$150.00		\$190.00		
04 HOA Working Capital    Fees to Irving Bordeaux Villas Homeowners Association, Inc			\$95.00		
05 Real Estate Commission to Beam Real Estate, LLC, Bimal Badal			\$9,825.00		
06 Recovery - CC Upfront HOA Fee to OSN Texas LLC			\$720.00		
07 Title - Owner's Title Insurance to OSN Texas LLC			\$162.00		
I. TOTAL OTHER COSTS (Borrower-Paid)	\$6,592.47				
Other Costs Subtotals (E + F + G + H)	\$6,592.47	\$0.00			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$16,767.11				
Closing Costs Subtotals (D + I)	\$16,061.11	\$706.14	\$12,124.00	\$0.00	\$0.00
Lender Credits	-\$0.14				

## Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$0	\$16,767.11	NO
Closing Costs Paid Before Closing	\$0	-\$706.14	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$0	\$11,790.00	NO
Deposit	\$0	-\$5,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	-\$500.00	NO
Adjustments and Other Credits	\$0	-\$3,457.09	NO
Cash to Close	\$0	\$18,893.88	

## Summaries of Transactions

Use this table to see a summary of your transaction.

### BORROWER'S TRANSACTION

<b>K. Due from Borrower at Closing</b>	<b>\$413,110.97</b>
01 Sale Price of Property	\$393,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$16,060.97
04	
Adjustments	
05 Net Payoff to Credit Union of Texas	\$3,600.00
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes 1/17/2024 to 1/1/2025	
09 County Taxes 1/17/2024 to 1/1/2025	
10 Assessments 1/17/2024 to 2/1/2024 @ \$310.00/Month	\$150.00
11 HOA	\$300.00
12	
13	
14	
15	
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	<b>\$394,217.09</b>
01 Deposit	\$5,000.00
02 Loan Amount	\$381,210.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 seller credit to buyer	\$500.00
05	
Other Credits	
06 Realtor Credit from Beam Real Estate, LLC	\$4,912.00
07	
Adjustments	
08 Title Premium Adjustment	\$2,214.00
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 1/1/2024 to 1/17/2024	
13 County Taxes 1/1/2024 to 1/17/2024 @ \$8,693.68/Year	\$381.09
14 Assessments 1/1/2024 to 1/17/2024	
15	
16	
17	
<b>CALCULATION</b>	
Total Due from Borrower at Closing (K)	\$413,110.97
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$394,217.09
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$18,893.88

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	<b>\$393,450.00</b>
01 Sale Price of Property	\$393,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes 1/17/2024 to 1/1/2025	
10 County Taxes 1/17/2024 to 1/1/2025	
11 Assessments 1/17/2024 to 2/1/2024 @ \$310.00/Month	\$150.00
12 HOA	\$300.00
13	
14	
15	
16	
<b>N. Due from Seller at Closing</b>	<b>\$15,219.09</b>
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$12,124.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06 seller credit to buyer	\$500.00
07	
08	
09	
10 Title Premium Adjustment	\$2,214.00
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes 1/1/2024 to 1/17/2024	
15 County Taxes 1/1/2024 to 1/17/2024 @ \$8,693.68/Year	\$381.09
16 Assessments 1/1/2024 to 1/17/2024	
17	
18	
19	
<b>CALCULATION</b>	
Total Due to Seller at Closing (M)	\$393,450.00
Total Due from Seller at Closing (N)	-\$15,219.09
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$378,230.91

# Additional Information About This Loan

## Loan Disclosures

### 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.

### 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.

### Late Payment

If your payment is more than days late, your lender will charge a late fee of

### 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.

### 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.

### Security Interest

You are granting a security interest in

3663 Swiss Lane, Irving, TX 75038

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

### Escrow Account

For now, your loan

- ☐ 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 lender may be liable for penalties and interest for failing to make a payment.

### Escrow

Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: <i>Property Taxes</i> <i>Homeowner's Insurance</i>  You may have other property costs.
Initial Escrow Payment	\$2,659.74	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$0.00	The amount included in your total monthly payment.

- ☒ 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 your lender to ask if your loan can have an escrow account.

### No Escrow

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.
Escrow Waiver Fee		

### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

## Loan Calculations

Total Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$0.00
Finance Charge. The dollar amount the loan will cost you.	\$0.00
Amount Financed. The loan amount available after paying your upfront finance charge.	\$0.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	0%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	0%



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](http://www.consumerfinance.gov/mortgage-closing)

## Other Disclosures

### Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### 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.

### 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.

### Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

## Contact Information

	Lender	Mortgage Broker	Real Estate Broker(B)	Real Estate Broker(S)	Settlement Agent
Name	Liberty Home Mortgage		Beam Real Estate, LLC	Opendoor Brokerage LLC	OSN Texas LLC
Address	6860 North Dallas Pkwy STE 200 Dallas, TX 75024		14455 Webb Chapel Rd Farmers Branch, TX 75234	P.O. Box 207920 Dallas, TX 75320	5307 East Mockingbird Lane Suite 221 Dallas, TX 75206
NMLS ID				OPBR001	1609404
TX License ID				453666	2061127
Contact	info@libertyhomemortgage.com		Bimal Badal	Feras Rachid	Callie Brugette
Contact NMLS ID					
Contact TX License ID					
Email	info@libertyhomemortgage.com		badalbimal24@gmail.com	homes@opendoor.com	calliebrugette@osnational.com
Phone			(775) 303-4198	(214) 378-3667	(972) 797-9900

## 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.

SANJAY KUMAR JYAMIRE

Date

AMBIKA KUMARI YADAV

Date

PRELIMINARY