

Uniform Closing Dataset (UCD) Specification

Issued by Fannie Mae and Freddie Mac

Appendix F: UCD Sample Use Case

Construction To Permanent Loan (Refinance)/Fixed

Document Version 1.0

May 1, 2023

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

Revision History

Date	Version #	Descriptions
May 1, 2023	1.0	<ul style="list-style-type: none">• Construction To Permanent Loan• Fixed Rate Loan• Mortgage Broker in transaction

I. Introduction

In conjunction with the Uniform Closing Dataset (UCD) Specifications, the Government Sponsored Entities (GSEs) are providing five sample use cases that deal with standard types of loan transactions delivered to the GSEs. They are:

- Fixed Rate Loans
- Adjustable Rate (ARM) loans
- Purchase Transactions
- Refinance Transactions
- Construction Loans

In addition to these transactions, each use case will have some unique qualities that can assist in developing UCD files that will pass all Critical Edits published by the GSEs. The Use Cases will be provided in Appendix F – UCD Sample Use Cases - each of which will have Closing Disclosure samples in addition to narratives describing the aspects of the transaction. In addition to the Use Cases, a Use Case Matrix in Excel format which will summarize the aspects of each Use Case.

Also provided by the GSEs is Appendix G – UCD XML Sample Use Cases which are sample eXtensible Markup Language (XML) files that can be used as a guideline in delivering UCD XML files to the GSEs. The data in these files is in sync with each respective Use Case in Appendix F of the same name.

II. Use Case Narrative

Transaction Details and Parties Involved

Suzi S. Builder (the Borrower) is a resident of Louisville, KY has decided to purchase land in the state of Ohio to construct a new home. She owns her current residence at 5404 Pawnee Trail, Louisville, KY 40207-1234. Suzi is purchasing land at 1234 Country Rd, Wooster, OH 44691-1234 that is appraised at \$375,000. John Done with ABC Mortgage of Ohio is the Mortgage Broker on the transaction and Sarah Arnold of Epsilon Title Company is the Settlement Agent. The Mortgage Broker company and have Ohio licenses and the Settlement Agent and company have New York licenses.

Loan Details

Suzi is refinancing with Ficus Bank (NMLS ID 111111) for a loan amount of \$290,000. Joe Smith (NMLS ID 123456) is the Loan Officer. She opted for a 30-year conventional loan at a fixed rate of 4.5%. Her estimated total monthly principal & interest (P&I) payment is \$1,469.39 and for the first 10 years will have an additional Mortgage Insurance payment of \$109.00. Suzi will also pay 206.13 in Escrow payments for Homeowners Insurance and County Property Taxes.

Closing Costs – Total Loan Costs

The Borrower will pay \$7,385.00 in Loan Costs. Ficus Bank charged borrower \$3,650 in Origination Charges including 1% in Loan Discount Points which totals \$2,900.

Additional Lender required fees totaled \$885 which are broken out as follows:

- The Lender required the use their vendors for an Appraisal Field Review Fee, Credit Report Fee, Flood Certification Fee and Property Tax Status Research Fee. The fees totaled \$685 of which \$445 was paid before closing.
- The Borrower hired Pests Co. to conduct a Pest Inspection of the property for \$200.

Suzi also paid Epsilon Title Company \$2,850 for Title related services that included Document Preparation, Examination, Insurance Binder and Lenders Coverage Premium.

Closing Costs – Total Other Costs

The Borrower is paying \$3,201.01 in the Total Other Costs. The Borrower is paying is a Recording Fee of \$45 for Mortgage and there are no other Taxes and Government Fees. The borrower is prepaying \$1,950.76 that covered 12 months of Homeowner's Insurance Premium to Insurance Co. and one month of Mortgage Insurance Premium to MGIC and six months of County Property Taxes.

The Borrower is making an escrow payment of \$630.25 to cover two months of Homeowners Insurance, Mortgage Insurance and County Property Taxes. There is an aggregate adjustment of \$0.01.

Suzi also paid \$575 for property HOA Home Inspection to HOA Acre Inc.

Total Closing Costs including Lender Credits (if applicable)

The Borrower confirmed closing costs to be \$10,166.01 of which \$445 is paid before closing. A Lender credit of \$500 reduced the total closing costs to \$9,586.01.

Additional Transaction Funds

The Borrower used the loan amount to pay off an existing loan of \$25,000 with Lot Loan Financing Co., \$275,000 to Johnson Construction Co. for Construction Improvement Costs and \$3,797.39 to Ficus Bank towards repayment of Principal Reduction. Suzi received a grant of \$1,000 from Borrower Help Organization. to the tune of \$1000. The Borrower also verified that the cash to close total at closing is accurately calculated as \$22,518.40.

Additional Closing Information

Ficus Bank will not allow assumption of this loan and may accept partial payments. There is a late payment penalty of 5% of the monthly principal & interest payment if the payment is more than 15 days late. The APR is 4.78%. In the event of a foreclosure, state law does not offer protection from the liability for any unpaid balance.

III. Qualified Mortgage Data Points

The following required Qualified Mortgage (QM) data points are provided in the XML file only.

- AbilityToRepayMethodType = **General**
- AveragePrimeOfferRatePercent = **6.47%**
- LoanPriceQuoteInterestRatePercent = **1%**
- RegulationZExcludedBonaFideDiscountPointsPercent = **1%**
- RegulationZExcludedBonaFideDiscountPointsIndicator = **true**
- RegulationZTotalAffiliateFeesAmount = **\$200**
- RegulationZTotalLoanAmount = **\$285,570**
- RegulationZTotalPointsAndFeesAmount = **\$4,430**

IV. Calculations Disclaimer

Any calculations provided in this Use Case were derived by the GSEs based on the knowledge of the definition of terms and knowledge of the Consumer Financial Protection Bureau (CFPB) regulations. While the GSEs strive to provide accurate values in this example, they acknowledge that lenders and technology providers may come up with alternate values based off the same knowledge. If your calculations vary from the GSEs calculations, the GSEs recommend using the values derived at your organization.

V. Resources

Resources are available on the [Fannie Mae UCD page](#) and the [Freddie Mac UCD page](#).

0.1 Closing Disclosure

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

1.0 Closing Information

1.1 Date Issued 11/7/2022
1.2 Closing Date 11/15/2022
1.3 Disbursement Date 11/21/2022
1.4 Settlement Agent Epsilon Title Company
1.5 File # 12-3456
1.6 Property 1234 Country Rd
 Wooster, OH 44691-1234
1.7 Appraised Prop. Value \$375,000

2.0 Transaction Information

2.1 Borrower Suzi S. Builder
 5404 Pawnee Trail
 Louisville, KY 40207-1234
2.3 Lender Ficus Bank

3.0 Loan Information

3.1 Loan Term 30 Years
3.2 Purpose Construction To Permanent
3.3 Product Fixed
3.4 Loan Type ☒ Conventional ☐ FHA
☐ VA ☐
3.5 Loan ID # 123456789
3.6 MIC # 000654321

Loan Terms	4.0	Can this amount increase after closing?	
4.1 Loan Amount	4.1.1 \$290,000	4.1.2 NO	
4.2 Interest Rate	4.2.1 4.5%	4.2.2 NO	
4.3 Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	4.3.1 \$1,469.39	4.3.2 NO	
4.4 Prepayment Penalty	Does the loan have these features?		
	4.4.2 NO	4.4.3	
4.5 Balloon Payment	4.5.2 NO	4.5.3	

Projected Payments 5.0

5.1 Payment Calculation	5.1.1 Years 1 – 10	5.1.2 Years 11 - 30	
5.2 Principal & Interest	5.2.1 \$1,469.39 max	5.2.4 \$1,469.39 max	
5.3 Mortgage Insurance	5.3.1 + \$109.00	5.3.2 + \$0	
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 \$1,784.52	5.5.3 \$1,675.52	
5.6 Estimated Taxes, Insurance & Assessments Amount can increase over time See page 4 for details	5.6.1 \$356.13 a month	This estimate includes 5.6.3 <input checked="" type="checkbox"/> Property Taxes 5.6.4 <input checked="" type="checkbox"/> Homeowners Insurance 5.6.5 <input checked="" type="checkbox"/> Other: Homeowners Association Dues See Escrow Account on page 4 for details. You must pay for other property costs separately.	
			In escrow? YES YES NO

Costs at Closing 6.0

6.1 Closing Costs	6.1.1 \$9,586.01	Includes 6.1.2 \$7,385.00 in Loan Costs + 6.1.3 \$3,201.01 in Other Costs – 6.1.4 \$500 in Lender Credits See page 2 for details.
6.2 Cash to Close	6.2.1 \$21,938.40	Includes Closing Costs. See Calculating Cash to Close on page 3 for details. 6.2.2 <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower

Closing Cost Details

Loan Costs	7.0	Borrower-Paid		Paid by Others
		At Closing	Before Closing	
7.1 A. Origination Charges		7.1.1	\$3,650.00	
01 7.2.1 1% 7.2 of Loan Amount (Points)		7.2.2	\$2,900.00	7.2.3
02 7.3 Application Fee	7.3.1	7.3.2	\$750.00	7.3.3
03				
04				
05				
06				
07				
08				
7.4 B. Services Borrower Did Not Shop For		7.4.1	\$685.00	
01 7.5 Appraisal Field Review Fee 7.5.1 to John Smith Appraisers, Inc.		7.5.2		7.5.3
02 Credit Report Fee to Information Inc.				\$405.00
03 Flood Certification Fee to Info Co.			\$90.00	\$40.00
04 Property Tax Status Research Fee to Info Co.			\$150.00	
05				
06				
07				
08				
09				
10				
7.6 C. Services Borrower Did Shop For		7.6.1	\$3,050.00	
01 7.7 Pest Inspection Fee 7.7.1 to Pests Co.		7.7.2	\$200.00	7.7.3
02 Title - Document Preparation Fee to Epsilon Title Co.			\$350.00	
03 Title - Examination Fee to Epsilon Title Co.			\$800.00	
04 Title - Insurance Binder Fee to Epsilon Title Co.			\$900.00	
05 Title - Lender's Coverage Premium to Epsilon Title Co.			\$800.00	
06				
08				
7.8 D. TOTAL LOAN COSTS (Borrower-Paid)		7.8.1	\$7,385.00	
7.9 Loan Cost Subtotals (A + B + C)		7.9.2	\$6,940.00	7.9.3
				\$445.00
Other Costs	8.0			
8.1 E. Taxes and Other Government Fees		8.1.1	\$45.00	
01 8.2 Recording Fees 8.2 Deed: 8.2.1 \$ 8.2 Mortgage: 8.2.1 \$45.00		8.2.2	\$45.00	8.2.3
02 8.3	8.3.1	8.3.2		8.3.3
8.4 F. Prepays		8.4.1	\$1,950.76	
01 8.5 Homeowner's Insurance Premium 8.5.1 (12 mo.) to Insurance Co.		8.5.2	\$1,209.96	8.5.3
02 8.6 Mortgage Insurance Premium 8.6.1 (1 mo.) to MGIC		8.6.2	\$109.00	8.6.3
03 8.7 Prepaid Interest 8.7.1 (per day from to)		8.7.2		8.7.3
04 8.8 Property Taxes 8.8.1 (6 mo.) to Any County USA		8.8.2	\$631.80	8.8.3
05 8.9	8.9.1	8.9.2		8.9.3
8.10 G. Initial Escrow Payment at Closing		8.10.1	\$630.25	
01 8.11 Homeowner's Insurance 8.11.1 (\$100.83 per month for 2 mo.)		8.11.2	\$201.66	8.11.3
02 8.12 Mortgage Insurance 8.12.1 (\$109.00 per month for 2 mo.)		8.12.2	\$218.00	8.12.3
03 8.13 Property Taxes 8.13.1 (\$105.30 per month for 2 mo.)		8.13.2	\$210.60	8.13.3
04 8.14	8.14.1	8.14.2		8.14.3
05				
06				
07				
08 8.15 Aggregate Adjustment		8.15.2	-\$0.01	
8.16 H. Other		8.16.1	\$575.00	
01 8.17 HOA Home Inspection Fee 8.17.1 to HOA Acre Inc.		8.17.2	\$575.00	8.17.3
02				
03				
04				
05				
8.18 I. TOTAL OTHER COSTS (Borrower-Paid)		8.18.1	\$3,201.01	
8.19 Other Costs Subtotals (E + F + G + H)		8.19.2	\$3,201.01	8.19.3
9.1 J. TOTAL CLOSING COSTS (Borrower-Paid)		9.1.1	\$9,586.01	
9.2 Closing Costs Subtotals (D + I)		9.2.2	\$9,641.01	9.2.3
				\$445.00
9.3 Lender Credits	9.3.1	9.3.2	-\$500.00	

CLOSING DISCLOSURE

PAGE 2 OF 6 • LOAN ID # 123456789

Payoffs and Payments

25.0 Use this table to see a summary of your payoffs and payments to others from your loan amount.

TO	AMOUNT
0125.1 Lot Loan Financing Co. to pay off existing loan	25.1.1 \$25,000.00
02 Johnson Construction Co. for Construction Improvement Costs	\$275,000.00
03 Grant from Borrower Help Organization	-\$1,000.00
04 Ficus Bank for Repayment of Principal Reduction	\$3,797.39
05	
06	
07	
08	
09	
10	
11	
12	
13	
14	
15	
25.2 K. TOTAL PAYOFFS AND PAYMENTS	25.2.1 \$302,797.39

Calculating Cash to Close

10.0 (Alternate) Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?	If YES:
10.10 Loan Amount	10.10.1 \$290,000.00	10.10.2 \$290,000.00	10.10.3 NO	10.10.4
10.1 Total Closing Costs (J)	10.1.1 \$-9,400.00	10.1.2 \$-9,586.01	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 \$445.00	10.2.3 YES	10.2.4 • You paid these Closing Costs before closing
10.11 Total Payoffs and Payments (K)	10.11.1 -\$302,797.39	10.11.2 -\$302,797.39	10.11.3 NO	10.11.4
10.9 Cash to Close	10.9.1 \$22,197.39 10.9.3 <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	10.9.2 \$21,938.40 10.9.4 <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	10.3	10.3.2 Closing Costs Financed (Paid from your Loan Amount) \$0.00

Additional Information About This Loan

Loan Disclosures 17.0

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 15 days late, your lender will charge a late fee of 5% 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
1234 Country Rd. Wooster, OH 44691-1234

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

CLOSING DISCLOSURE

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

Escrow		
Escrowed Property Costs over Year 1	18.2 \$2,473.56	Estimated total amount over year 1 for your escrowed property costs: 18.2.1 Homeowner's Insurance, County Taxes
Non-Escrowed Property Costs over Year 1	18.3 \$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: 18.3.1 Homeowners Association Dues You may have other property costs.
Initial Escrow Payment	18.4 \$630.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	18.5 \$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 your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1	18.6	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	18.7	

Loan Calculations 21.0

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	21.1	\$528,978
Finance Charge. The dollar amount the loan will cost you.	21.2	\$238,978
Amount Financed. The loan amount available after paying your upfront finance charge.	21.3	\$290,000
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	21.4	4.780%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	21.5	82.41%



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

Other Disclosures 22.0**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.

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.

Refinance

Refinancing the 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	23.0					
	23.0.1	Lender	23.0.2	Mortgage Broker	23.0.5	Settlement Agent
23.1 Name	23.1.1	Ficus Bank	23.1.2	ABC Mortgage of Ohio	23.1.5	Epsilon Title Company
23.2 Address	23.2.1	4321 Random Blvd. Somecity, KY 40222	23.2.2	412 Quinby Avenue Wooster, OH 44691-1234	23.2.5	123 Commerce Pl. Somecity, NY 12345
23.3 NMLS ID	23.3.1	111111	23.3.2	123456789111	23.3.5	
23.4 NY + License ID	23.4.1		23.4.2		23.4.5	NY987655
23.5 Contact	23.5.1	Joe Smith	23.5.2	John Done	23.5.5	Sarah Arnold
23.6 Contact NMLS ID	23.6.1	123456	23.6.2		23.6.5	
23.7 Contact State Code + License ID	23.7.1		23.7.2	123456789012	23.7.5	NY556788
23.8 Email	23.8.1	joe.smith@ficusbank.com	23.8.2	JDone@ABCMortgageOH.com	23.8.5	sarah@epsilontitle.com
23.9 Phone	23.9.1	123-456-7890	23.9.2	330-264-8383	23.9.5	987-555-4321

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.

24.1 Applicant Signature 24.2 Date 24.1 Co-Applicant Signature 24.2 Date