

Glossary

Annual Percentage Rate (APR) – The percentage relationship of the total finance charge to the amount of the loan, over the life of the loan. Do not confuse APR with your quoted interest rate, which is used to determine your monthly principal and interest payment. The APR reflects the cost of your mortgage loan as a yearly rate. It will be higher than the interest rate stated on the note because it includes (in addition to the interest rate) loan points, fees and mortgage insurance. See Note and Points.

Appraisal – A report written by a qualified professional that states an opinion on the value of a property based on its characteristics and the selling prices of similar or comparable properties in the area. **Certificate of Occupancy** – Written authorization given by a local municipality that allows a newly constructed, or substantially renovated, structure to be inhabited.

Closing – The final step after a lender approves a loan application. The homebuyer and lender sign the security agreement note for the mortgage, which states all the terms and conditions of the loan, and the loan funds are turned over to the homebuyer's closing agent.

Closing Agent – Usually an attorney or title agency representative, who oversees the closing and witnesses signing of the closing documents.

Closing Costs – The costs paid by the mortgage borrower (and sometimes the seller) in addition to the purchase price of the property. These include the lender's fees, title fees, and appraisal costs.

Commitment Letter – A binding, written pledge, by the lender to a mortgage applicant, to make a loan, usually under certain stated conditions.

Credit Report – A report issued by an independent agency that contains certain information concerning a mortgage applicant's credit history and current credit standing.

Down Payment – A portion of the sales price paid to the seller by the homebuyer to close the sales transaction. Also, the difference between the sales price and the mortgage amount.

Escrow Account – A holding account into which the mortgage borrower pays each month and from which the loan servicer pays the borrower's taxes, other periodic debts against the property, homeowners insurance, and mortgage insurance, if applicable.

Float the Rate – Rather than locking in an interest rate at application, a mortgage applicant may choose to wait and watch interest rates fluctuate before deciding to lock in — usually no later than five days prior to closing.

Flood Insurance – Insurance required by a lender against flood damage for properties located in areas designated by the federal government as special flood hazard areas.

approximate costs they will pay at or before closing, based on common practice in the locality.

Homeowners Insurance (also called Hazard Insurance) – A real estate insurance policy required of the buyer to protect the property against loss caused by fire, some natural causes, vandalism and other events. May also include added coverage such as personal liability and theft away from the home.

HUD-1 Settlement Statement – A standard form used to disclose costs at closing.

Interest Rate – The portion of the mortgage amount that is paid to the lender for the use of the money advanced through the loan, usually expressed as an annual percentage.

Interim Interest – The interest that accrues, on a per-diem basis, from the day of closing until the end of the month.

Mortgage Insurance – An insurance policy that will repay a portion of the loan if the borrower does not make payments as agreed upon in the note. Mortgage insurance may be required when the borrower makes a down payment of less than 20% on a home.

Origination Fee – The amount collected by the lender for making the loan. It is generally equal to a percentage of the principal amount borrowed.

Prepays – The portion of your loan closing costs which must be collected as closing to cover taxes, interest and insurance.

Rate Lock – The borrower and the lender agree to protect the interest rate, points and term of the loan while it is processed.

Servicer – The mortgage banking entity that handles the receipt of payments from borrower, customer service, escrow administration (including timely payment of taxes and insurance on the borrower's behalf), investor accounting, collections, and foreclosures.

Survey – A drawing, prepared by a registered surveyor, showing the legal boundaries of a property.

Title Search – An examination of public records, laws, and court decisions to ensure that no one except the seller has valid claim to the property and to disclose past and current facts regarding ownership of the property.

Truth-in-Lending Statement – Required by federal regulations, this statement tells consumers the cost of financing their loan expressed as the annual percentage rate (APR), and it discloses all material terms of the loan including the number of payments, payment amounts and other information.

Underwriting – The process of reviewing loan application, documentation and property information prior to providing a loan approval decision.

This information is accurate as of date of printing and is subject to change without notice. 102459-1/08

Good Faith Estimate – A document that tells mortgage borrowers the