



Your actual rate, payment, and costs could be higher.
Get an official Loan Estimate before choosing a loan.

Rates and APRs may be based on factors including, but not limited to, loan purpose, property type and credit score. The information provided below assumes the purpose of the loan is to purchase or construct a single family home to be used as a primary residence. It also assumes a down-payment of 25% and that the loan amount to property value (LTV) ratio is 75% or less. The property is located in Springfield, Illinois and is within Sangamon County. APR and fees are calculated on loan amount of \$100,000. Owner's Title Insurance fee is calculated on \$125,000 property value. An escrow (impound) account is required. The rate lock period is 30 days and the assumed credit score is 740.

Closing fees:

Below is an estimate of the closing fees that will apply to the loan you're considering.

*Construction loan fees include additional \$550 Construction Disbursement Fee

		<u>Conventional Fixed or ARM</u>	<u>Construction*</u>
Illinois National Bank's origination charge:		\$ 432.00	
Processing/Underwriting Fee:	\$ 395.00		
Courier Fee:	\$ 12.00		
Delivery Fee:	\$ 25.00		
Required services we select:		\$ 802.50	
Appraisal Fee:	\$ 500.00		
Credit Report:	\$ 85.00		
Flood Certification:	\$ 10.00		
Verification of Employment (if needed):	\$ 85.00		
Document Preparation Fees	\$ 122.50		
Title insurance fees:		\$1,128.00	\$1,678.00
Lender's Title Insurance:	\$ 300.00		
Owner's Title Insurance (paid by seller on purchase):	\$ 250.00		
Settlement Fee:	\$ 300.00		
Title Search Fee	\$ 125.00		
Title Endorsement Fee	\$ 50.00		
State of Illinois Policy Fee	\$ 3.00		
Closing Protection Letter (if needed):	\$ 50.00		
Anti-Predatory Lending Certificate (if needed):	\$ 50.00		
Construction Disbursement Fee (Construction Loans only*)	\$ 550.00		
Government recording fees:		\$ 105.00	
Total estimated closing fees:		\$2,467.50	\$3017.50

Please note:

This fee estimate includes fees for items that are required by Illinois National Bank. Please review your sales contract to determine any additional items that you may be responsible for but are not listed above.



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This estimate does not include advances for interest due or opening escrow deposits that may be required at closing. For a more precise estimate of your closing costs, you will be provided an accurate Loan Estimate upon submission of your completed application.

**Sample payments are based on a Conventional \$100,000 loan and include only principal and/or interest. This amount does not include any amounts for which escrow may be required such as taxes, insurance, homeowner's association dues, etc. Your total payment obligation will be greater than amounts listed below. These are rates that we have used recently and are subject to change. You should check with your lender for our most current rates.

Interest Rate and Payment Example – Fixed Rate Loans

	Interest Rate	Annual Percentage Rate (APR)	Estimated Monthly Payment**
30 year fixed	4.750%	4.876%	360 payments of \$521.65**
20 year fixed	4.500%	4.669%	240 payments of \$632.65**
15 year fixed	4.250%	4.461%	180 payments of \$752.28**
10 year fixed	4.250 %	4.553%	120 payments of \$1,024.38**

Interest Rate and Payment Example – Construction Loan

	Interest Rate	Annual Percentage Rate (APR)	Estimated Monthly Interest Only Payment**	Estimated Balloon Payment**
12 month fixed	5.000%	8.187%	11 Payments of \$416.67**	1 final payment of \$100,416.67