

FIRST-TIME HOMEBUYER CHECKLIST

How to Read Your Closing Disclosure

Without Panicking

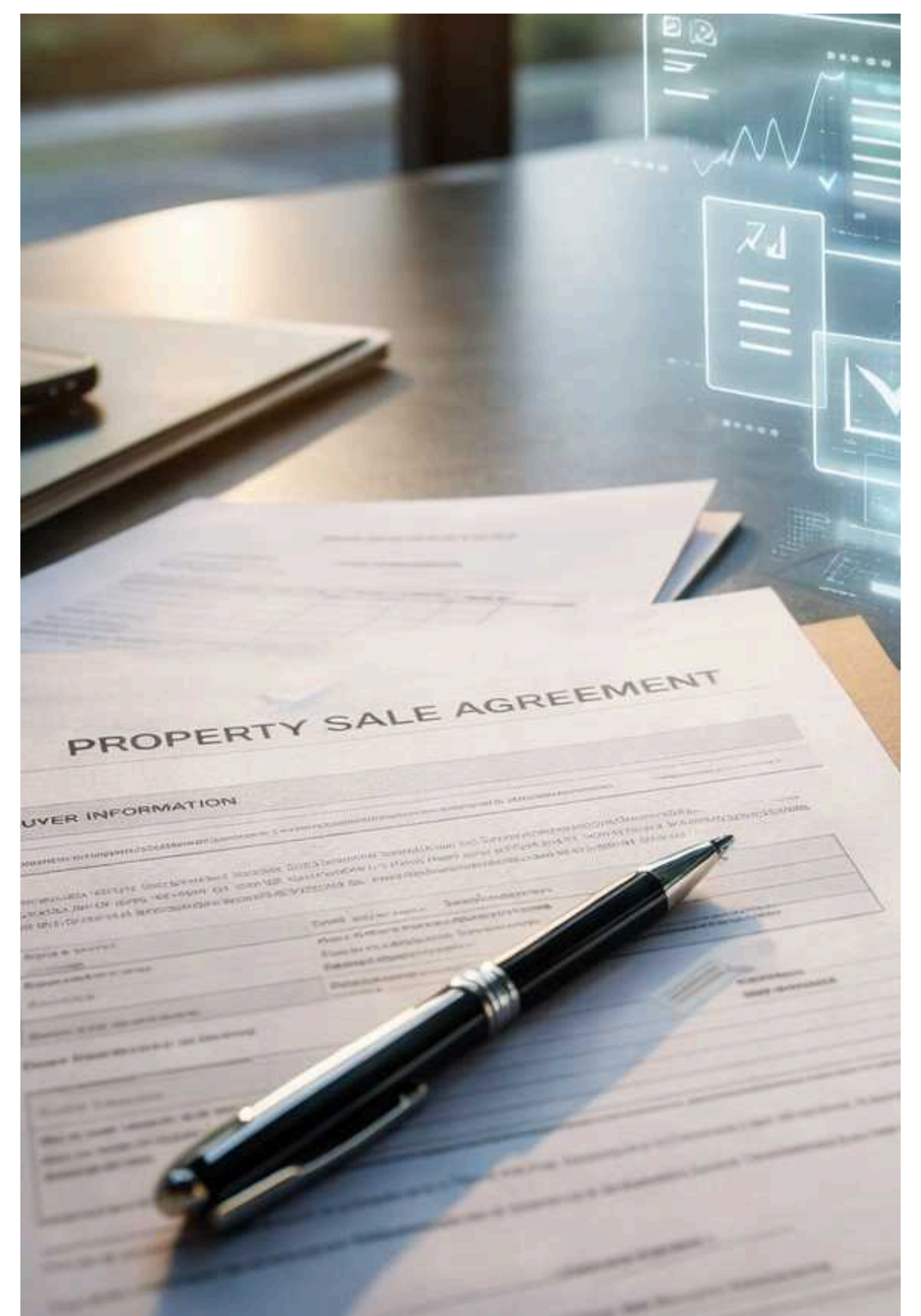
The ultimate cheat sheet to your final mortgage numbers.

TAKE A BREATH. YOU ARE ALMOST HOME.

The 3-Day Rule & The Big Picture

You are days away from getting your keys, and your lender just sent you a 5-page document called the Closing Disclosure (CD). It is packed with numbers, financial jargon, and tables.

Don't panic. Grab a coffee, and let's break this down together.


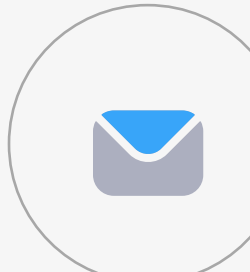


What is the Closing Disclosure?

The CD is the official, final receipt for your home purchase. It outlines the exact terms of your loan, your final interest rate, and every single penny you owe (and are credited) at the closing table.

The "3-Day Rule"

By federal law, your lender must provide you with this document at least three business days before your closing date.

<p> Why?</p> <p>To give you time to read it, compare it to the initial Loan Estimate you received, and ask questions before you sign anything.</p>	<p> Do not ignore this email!</p> <p>If you don't acknowledge receipt of the CD, your closing could be delayed.</p>
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PAGE 1:

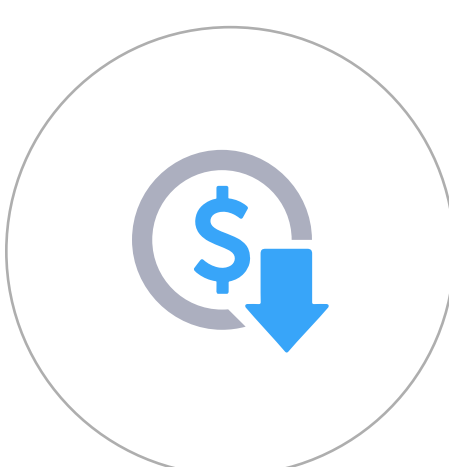
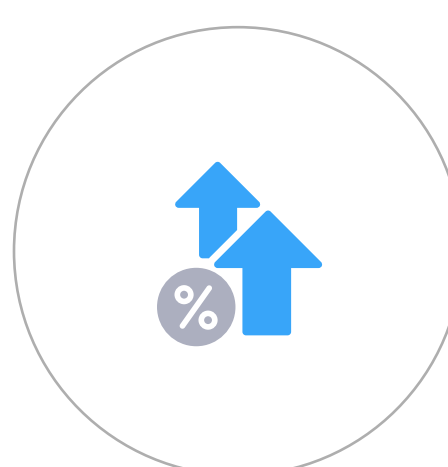
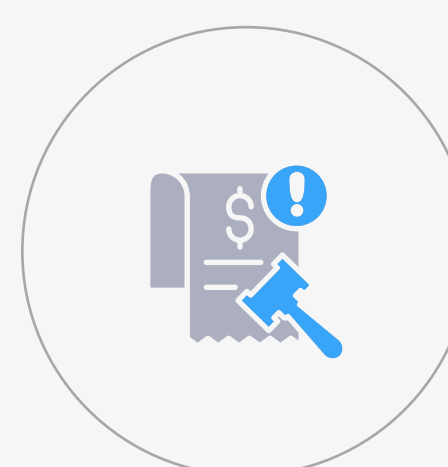
The Bottom Line

Page 1 is the most important page for your day-to-day life. It tells you what your monthly payment will be and how much cash you need to bring to closing.

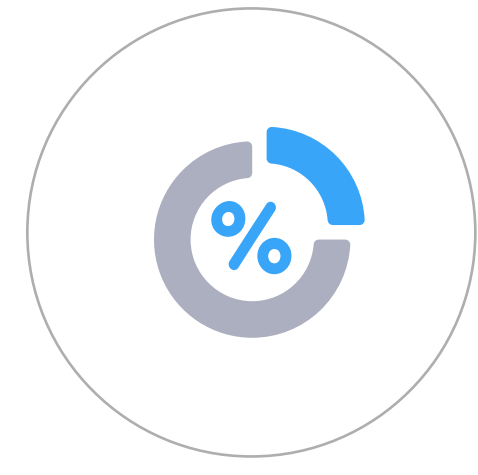


Loan Terms

Check this section like a hawk.

<p></p> <p>Loan Amount</p> <p>Is this the exact amount you agreed to borrow?</p>	<p></p> <p>Interest Rate</p> <p>Does this match the rate you locked in with your lender?</p>	<p></p> <p>Prepayment Penalty / Balloon Payment</p> <p>For most standard loans, both of these should say "NO." If they say "YES," call your lender immediately.</p>
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Projected Payments

 — This is your actual, real-life monthly payment.


Principal & Interest (P&I)

The amount going toward paying off your actual loan.



Estimated Escrow

This includes your property taxes and homeowners insurance.

Note: This can fluctuate slightly year over year if your local property taxes or insurance premiums change.

Costs at Closing

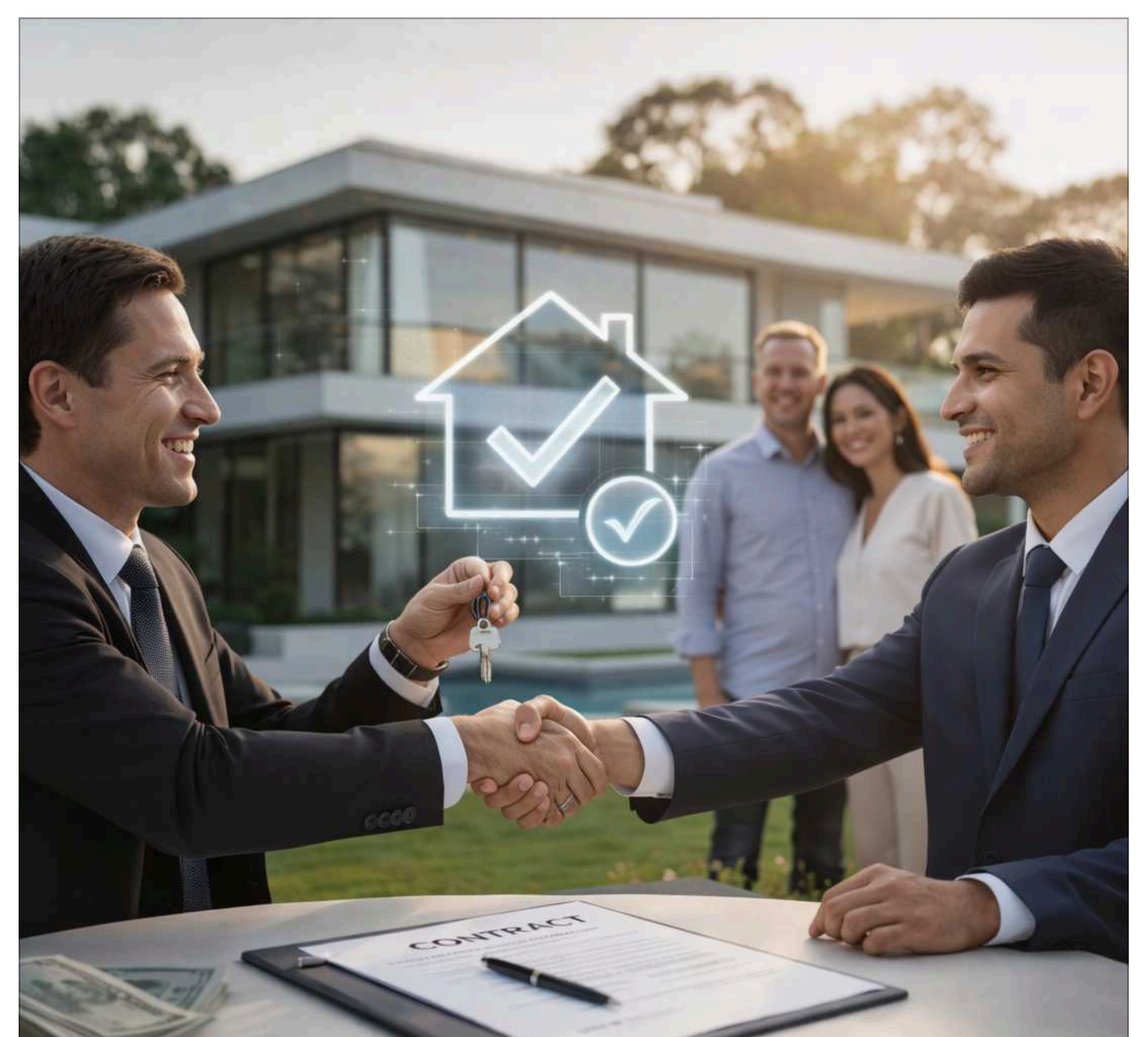
 — This is the big one.





Cash to Close

This is the exact dollar amount you need to wire [at Propy & Escrow Alabama](#) on closing day. It includes your down payment minus your Earnest Money Deposit (EMD) and any credits you negotiated.

The Itemized Bill

Page 2 breaks down exactly where your closing costs are going. This is where you will see lender fees, appraisal costs, and our title fees.







 <p>SECTION A&B Loan Costs</p> <p>These are the fees your lender is charging you to originate the loan. This includes application fees, underwriting fees, and any "points" you bought to lower your interest rate.</p>	 <p>SECTION C Services You Can Shop For</p> <p>This is where Propy Title & Escrow comes in! This section includes the fees for conducting the title search, issuing title insurance, and facilitating the actual escrow process. We pride ourselves on keeping these fees transparent, competitive, and completely clear.</p>	 <p>SECTION F Prepays</p> <p>When you buy a house, you have to pay for a few things in advance. This usually includes your first year of homeowners insurance, a few months of property taxes, and any prepaid interest for the remainder of the month you close in.</p>
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The Final Check & Safe Wiring

Your 60-Second Error Checklist

Before you sign off on the CD, do a quick visual sweep for these common errors:



 <p>Is your name spelled exactly as it appears on your government ID?</p>	 <p>Is the property address 100% correct?</p>
 <p>Did you receive credit for your Earnest Money Deposit (EMD)?</p>	 <p>Did you receive any seller credits you negotiated after the home inspection?</p>

The Propy Security Warning

Wire Fraud

The "Cash to Close" number on Page 1 is the amount you need to wire to us.
[Please read this carefully.](#)

Real estate wire fraud is a multi-billion-dollar criminal enterprise. Hackers monitor real estate transactions and will send you fake emails—pretending to be your agent or your Propy Escrow Officer—giving you "updated" wire instructions.



We will NEVER email you random, unencrypted wire instructions. *
We will NEVER change our wire instructions at the last minute.



If you receive an email asking you to wire funds to a new account, call us immediately at a known, verified phone number before sending a single dollar.



Propy uses bank-level, encrypted portals to ensure your life savings make it to the closing table securely.

Questions? We are here.

If a number on your CD doesn't look right, ask! Your real estate agent, your lender, and your team [at Propy & Escrow Alabama](#) are here to ensure you feel 100% confident when you pick up that pen on closing day.