

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



## Initial Fees Worksheet

Borrower(s): First Time Buyer  
 Property Address: TBD, Lowell, MA 01852  
 Prepared by: NORTHERN BANK & TRUST COMPANY  
 (781) 569-1500  
 275 Mishawum Road  
 Woburn, MA 01801  
 Date Prepared: 2/12/2026

Loan Number: LEAD202410001  
 Loan Program: 30 YR FIXED MHP ONE-MORTGAGE NORTHERN BANK  
 Total Loan Amount: \$436,500.00  
 Loan Term: 360/360 months  
 Interest Rate: 5.750%  
 APR: 5.842%

A - APR S/B - Seller/Broker Paid

**Origination Charges \$995.00**

Processing fee	Northern Bank & Trust Company	0.000% + \$595.00	A	\$595.00
Underwriting fee	Northern Bank & Trust Company	0.000% + \$400.00	A	\$400.00

**Services You Cannot Shop For \$2,998.32**

Appraisal fee		0.000% + \$525.00	(poc)	\$525.00
Credit report	CBC Innovis, Inc.	0.000% + \$167.50		\$167.50
Employment Verification	Veritax, Inc.	0.000% + \$91.25	A	\$91.25
Flood certification	CBC Innovis, Inc.	0.000% + \$11.00	A	\$11.00
Hazard Insurance Tracking Fee		0.000% + \$125.00	A	\$125.00
Tax service fee	Veritax, Inc.	0.000% + \$88.00	A	\$88.00
Tax Transcripts Fee	Veritax, Inc.	0.000% + \$13.95	A	\$13.95
Attorney fees		0.000% + \$900.00	A	\$900.00
Document preparation fee	Veritax, Inc.	0.000% + \$26.62		\$26.62
Lender's title insurance		0.000% + \$1,000.00		\$1,000.00
Municipal Lien Certificate	Veritax, Inc.	0.000% + \$50.00		\$50.00

**Services You Can Shop For \$0.00**

**Taxes And Other Government Fees \$1,020.00**

Deed recording fee	Veritax, Inc.	0.000% + \$155.00		\$155.00
Homestead Recording Fee	Veritax, Inc.	0.000% + \$35.00		\$35.00
MLC Recording Fee	Veritax, Inc.	0.000% + \$80.00		\$80.00
Mortgage recording fee	Veritax, Inc.	0.000% + \$750.00		\$750.00

**Prepays \$3,931.67**

Hazard Insurance		12 mo.		\$1,800.00
Per-diem interest	Northern Bank & Trust Company	\$68.763699 per day for 31 days	A	\$2,131.67

**Initial Escrow Payment At Closing \$2,050.00**

Hazard Insurance Reserves		\$150.00 per month for 3 mo.		\$450.00
Property Taxes Reserves	Veritax, Inc.	\$475.00 per month for 4 mo.		\$1,900.00
Aggregate adjustment	Veritax, Inc.			(\$300.00)

**Other \$1,450.00**

Home Inspection		0.000% + \$450.00	(poc)	\$450.00
Owner's title insurance		0.000% + \$1,000.00		\$1,000.00

**Estimated Gross Closing Costs \$12,444.99**

Lender Credit				\$0.00
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**Estimated Net Closing Costs \$12,444.99**

**Total Estimated Funds Needed To Close**

a. Purchase Price	\$450,000.00	j. Subordinate financing	\$0.00	Principal & Interest	\$2,547.30
b. Alterations, improvements	\$0.00	k. Closing costs paid by seller	\$0.00	Other financing (P & I)	\$0.00
c. Land	\$0.00	l. Other credits		Hazard Insurance	\$150.00
d. Refi (incl debts to be paid off)	\$0.00			Real Estate Taxes	\$475.00
e. Estimated prepaid items	\$5,981.67			Mortgage Insurance	\$0.00
f. Estimated closing costs	\$5,488.32			Homeowner Assn. Dues	\$0.00
g. PMI, MIP, Funding Fee	\$0.00			Other	\$0.00
h. Discount	\$0.00				
i. Total Cost (sum a through h)	\$461,469.99	Lender Credit			
		m. Loan amount (exclude PMI, MIP)	\$436,500.00		
		n. PMI, MIP, Funding Fee financed	\$0.00		
		o. Loan amount (add m & n)	\$436,500.00		

**Total Est. Funds From Borrower \$24,969.99 Total Monthly Payment \$3,172.30**

NORTHERN BANK & TRUST COMPANY (NMLS #: 472275)  
 Donna Koulas (License #: NA, NMLS #: 697227)

