Prepaid Lock Deposit Refund

M/I FINANCIAL, LLC
A Subsidiary of M/I Homes, Inc.

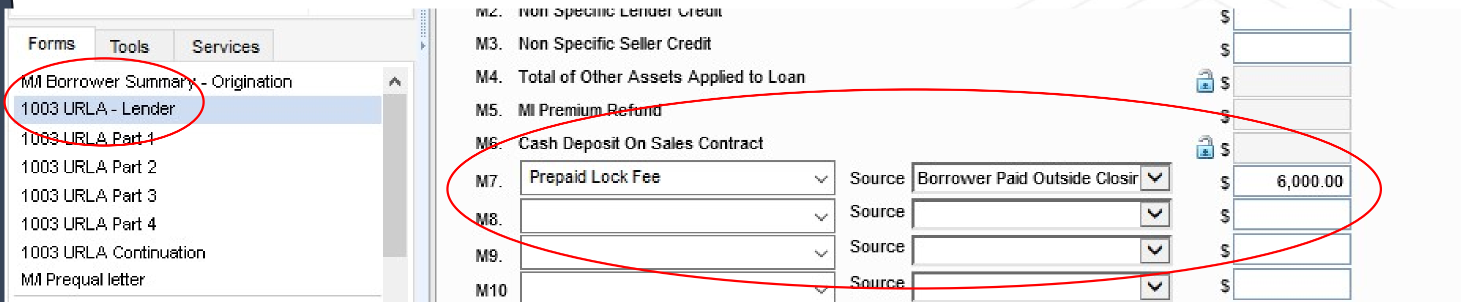
Prepaid Lock Deposit - Refund

When locking your loan on an extended basis, you will need to charge a 1% prepaid lock deposit.

In order to refund the deposit to the borrower at closing, start by Opening the 1003 URLA – Lender Screen.

Enter in the deposit refund amount into the M7/M8 section. You must type a description of the credit.

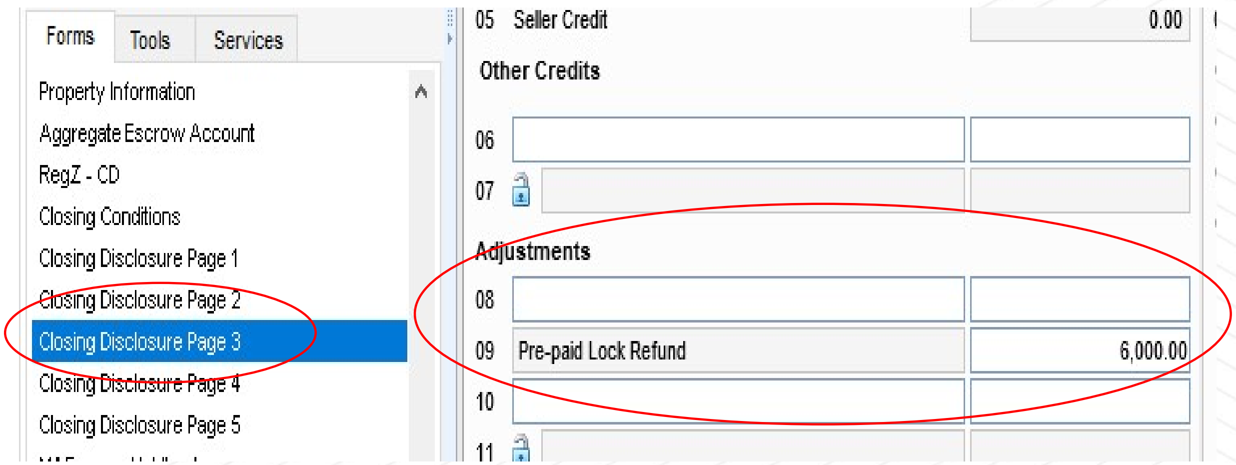
Completing this section will reflect on the Loan Summary Worksheet Only.



Summary of Debits		Summary of Credits		Monthly Payment Breakdown	
Sales Price	600,000.00	Loan Amount	540,000.00	Principal & Interest	3,547.42
Refinance/Payoffs	0.00	Other Financing	0.00	Homeowner's Insurance	150.00
Land	0.00	Seller Paid Costs	325.00	Mortgage Insurance	0.00
Improvements/Repairs	0.00	Seller Credit	0.00	Property Taxes	250.00
Prepaid Items	2,953.13	Lender Paid Costs	0.00		
Fees & Charges	14,273.00	Lender Credit	0.00		
PMI/MIP/Funding Fee	0.00	EMD	0.00		
Discount	0.00	Prepaid Lock Fee	6,000.00	HOA Fee	50.00
Total Debits:	$617,226.13	Total Credits:	$7,675.00		
Amount Due:	$69,551.13			Total Payment:	$3,997.42

Prepaid Lock Deposit Refund

In order for the prepaid lock deposit refund to reflect on the Closing Disclosure, you will need to go into the Closing Disclosure page 3, L9, and enter the deposit.



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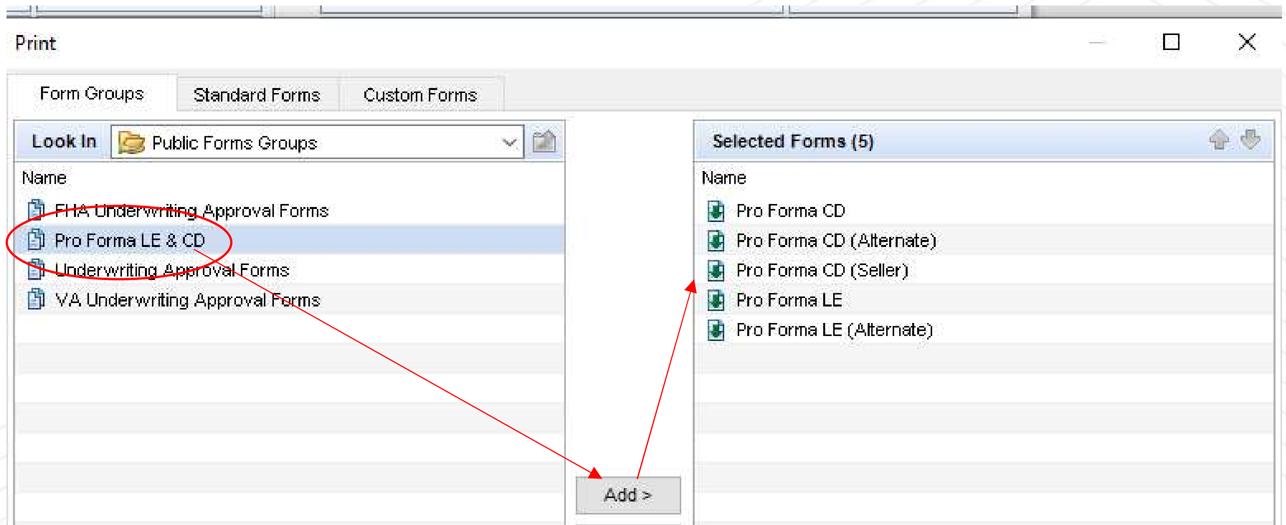
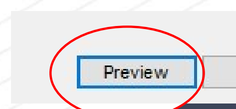
Prepaid Lock Deposit Refund

Preview your Loan Estimate and/or Closing Disclosure to confirm your lock fee and pre-paid lock refund reflect in the closing costs.

Start by pressing the printer icon, Form Groups, choose Pro Forma LE and CD, preview the forms.





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Prepaid Lock Deposit Refund

Confirm that on the LE And on the CD, the prepaid lock deposit refund reflects as apart of the calculating cash to close section..

LE

Title - ALTA 8.1 Environmental Protection Lien	$25
Title - Courier Fee	$50
Title - E-Recording Fee	$25
Title - Florida Form 9 - Restrictions, Easements and	$310
Title - Lender's Title Insurance	$2,775
Title - Search Fee	$75
Title - Settlement Fee	$515
D. TOTAL LOAN COSTS (A + B + C)	**$6,418**

Lender Credits	-$1,350

Calculating Cash to Close

Total Closing Costs (J)	$15,876
Closing Costs Financed (Paid from your Loan Amount)	$0
Down Payment/Funds from Borrower	$60,000
Deposit	$0
Funds for Borrower	$0
Seller Credits	-$325
Adjustments and Other Credits	-$6,000
Estimated Cash to Close	$69,551

CD

Calculating Cash to Close — **Use this table to see what has changed from your Loan Estimate.**

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	$0	$15,551.13	**YES** · See **Total Loan Costs (D)** and **Total Other Costs (I)**.
Closing Costs Paid Before Closing	$0	$0	**NO**
Closing Costs Financed (Paid from your Loan Amount)	$0	$0	**NO**
Down Payment/Funds from Borrower	$0	$60,000.00	**YES** · You **increased** this payment. See details in **Section K and L**.
Deposit	$0	$0	**NO**
Funds for Borrower	$0	$0	**NO**
Seller Credits	$0	$0	**NO**
Adjustments and Other Credits	$0	-$6,000.00	**YES**
Cash to Close	**$0**	**$69,551.13**	

M/I TITLE AGENCY

M/I TITLE, LLC

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TransOhio Residential Title

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