

H-19(A) Fixed Rate Mortgage Model Form

(Name of Creditor)
(Loan Originator Unique Identifier)

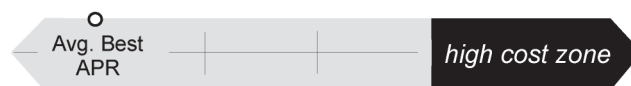
LOAN SUMMARY

Loan Amount:	\$_____
Loan Term:	(length of term)
Loan Type and Features:	Fixed Rate Mortgage • [Includes [interest-only payments][step-payments]]
Total Settlement Charges:	\$_____ • [\$_____ of these charges are already included in your loan amount above.] • [This total does not include a down payment. See your Good Faith Estimate or HUD-1 for details.]
[Prepayment Penalty:	Up to \$_____ if you pay off your loan, refinance, or sell this property within (period).]

ANNUAL PERCENTAGE RATE (APR)

Overall cost of this loan,
including interest and
settlement charges:

_____ % APR



How does this loan compare? For the week of (date), the average APR on similar [but]conforming loans offered to applicants with excellent credit was ____%. Today, an APR of ____% or above is considered high cost and is usually available to applicants with poor credit history.

How much could I save by lowering my APR? For this loan, a ____% reduction in the APR could save you an average of \$_____ each month.

INTEREST RATE AND PAYMENT SUMMARY

	Rate & Monthly Payment
Interest Rate	_____ %
Principal + Interest Payment	\$_____
Est. Taxes + Insurance (Escrow) • [Includes [Private] Mortgage Insurance]	\$_____
Total Est. Monthly Payment	\$_____

KEY QUESTIONS ABOUT RISK

Can my interest rate increase?	No.
Can my monthly payment increase?	[No.][YES. Your payment can increase beginning in (<i>date</i>).]
Could I owe a prepayment penalty?	[No.][YES. If you pay off your loan, refinance, or sell your home within (<i>period</i>) you could pay a penalty of up to \$____.]

MORE INFORMATION ABOUT YOUR PAYMENTS

[Payment Change Limits]

[Your minimum payments due cannot increase more than ____% each (*period*) until (*description of recast event*). [When this happens][Beginning in (*period*)], you must make full monthly payments that cover all principal and interest owed on the loan.]

Escrow

[An escrow account is required for property taxes and insurance (such as homeowner's insurance). Your escrow payment is an estimate and can change at any time. See your Good Faith Estimate or HUD-1 form for more details.][An escrow account is not required on this loan. You must pay your property taxes, homeowners, and other insurance on your own.]

[[Private] Mortgage Insurance]

[[Private] Mortgage Insurance [(PMI)] **is** required for this loan. It is included in your escrow.]

Total Payments

If you made all payments as scheduled, you would make (*number*) payments totaling \$____[, including estimated escrow]. Of this amount, \$____ would go to interest and settlement charges. This amount, and your amount financed of \$____, are used to calculate your APR.

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- ➔ **You have no obligation to accept this loan.** [Your signature below only confirms that you have received this form.]
 - ➔ **If you are unable to make the payments on this loan, you could lose your home.** There is no guarantee that you will be able to refinance to lower your rate and payments.
 - ➔ [If you borrow more than your home is worth, the interest on the extra amount may not be deductible for federal income tax purposes. Consult a tax advisor to find out whether the interest you pay is deductible.]
 - ➔ **If you do not understand any part of this form, ask questions.** For more information, go to (*Web site of the Federal Reserve Board*).