Desire *and* Hope

FREE COMPARISON SHEET · STAGE: OFFER TO KEYS

Loan *Estimate* Comparison Sheet

(3 Lenders Side by Side)

Based on: Standard 3-page CFPB Loan Estimate

Prepared by Gustav Emilio. · **Sources checked:** 23 November 2026 · desireandhope.com



Note: This is general information, not financial or legal advice. Rules, rates and limits change. Talk to a licensed professional before you decide.

BEFORE YOU START

Request Loan Estimates for the same loan type, term, and down payment on the same day so you compare like for like.



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01 Your Shopping & Timing Protections (Federal Rules)

01

Standardized 3-page form: All covered mortgage lenders use the same 3-page Loan Estimate layout (CFPB) [1].

02

3-business-day delivery rule: Once you submit your 6 application items (name, income, SSN, property address, estimated value, loan amount), the lender must deliver or mail your Loan Estimate within **3 business days** (CFPB TRID FAQs) [2].

03

10-business-day window: Original cost estimates remain valid for at least **10 business days** for you to indicate intent to proceed (CFPB TRID Rule) [3].

04

45-day credit-shopping window: Multiple mortgage credit checks within **45 days** count as a single inquiry on your credit report (CFPB) [4].

02 Page 1 – Loan Terms, Monthly Payment & Cash to Close

LOAN ESTIMATE FIELD (PAGE 1)	LENDER A	LENDER B	LENDER C
Lender name & Date issued			
Rate lock (Locked / Floating + Expiration date)			
Loan Term & Type (e.g. 30-yr Fixed, Conv / FHA)			
Loan Amount	$	$	$
Interest Rate	%	%	%
Monthly Principal & Interest (P&I)	$	$	$
Prepayment Penalty? *(Target: NO)*			
Balloon Payment? *(Target: NO)*			
Mortgage Insurance (Monthly)	$	$	$
Estimated Escrow (Taxes & Insurance)	$	$	$
Estimated Total Monthly Payment	$	$	$
Estimated Closing Costs (from Page 2)	$	$	$
Estimated Cash to Close	$	$	$

03 Page 2 – Closing Cost Details & Federal Tolerance Rules

Under CFPB rules, fees fall into three tolerance buckets (unless a valid "change in circumstances" occurs) [5]:

PAGE 2 LINE / BUCKET	LEGAL LIMIT ON INCREASES [5]	LENDER A	LENDER B	LENDER C
A. Origination Charges *(Points, application, underwriting)*	**0% — Cannot increase**	$	$	$
B. Services You Cannot Shop For *(Appraisal, credit report)*	**0% — Cannot increase** *(if unaffiliated/not shoppable)*	$	$	$
C. Services You Can Shop For *(Title, survey, pest)*	**Up to 10% total** *(if using lender's written list)*	$	$	$
E. Taxes & Other Government Fees	Transfer taxes: **0%** · Recording fees: **10% bucket**	$	$	$
F. Prepaids *(Homeowners ins., prepaid interest, property tax)*	**Can change** *(market / timing)*	$	$	$
G. Initial Escrow Payment at Closing	**Can change** *(escrow cushion / tax timing)*	$	$	$
H. Other *(Owner's title policy, HOA transfer, etc.)*	Depends on shopability / requirement	$	$	$
Lender Credits *(Negative number reducing costs)*	Watch rate-vs-credit trade-off	-$	-$	-$
J. TOTAL CLOSING COSTS		$	$	$

04 Page 3 – 5-Year Cost, APR & Total Interest Percentage

Use Page 3 ("Comparisons") to catch offers with a slightly lower interest rate but heavy upfront points or fees [6]:

PAGE 3 COMPARISON METRIC	LENDER A	LENDER B	LENDER C
In 5 Years — Total paid *(Principal, interest, MI & loan costs)*	$	$	$
In 5 Years — Principal paid off	$	$	$
Annual Percentage Rate (APR) *(True annual cost incl. fees)*	%	%	%
Total Interest Percentage (TIP) *(% of loan paid as interest over full term)*	%	%	%

05 Before Closing: Match Against Your Closing Disclosure

- By federal law, you must receive your **5-page Closing Disclosure** at least **3 business days** before closing (CFPB) [7].
- Place your most recent Loan Estimate next to Page 1–3 of the Closing Disclosure. If an origination fee increased or terms shifted without a documented change in circumstances, ask your lender before signing [5][7].

Sources

All checked 23 November 2026

1. CFPB, *What is a Loan Estimate?* https://www.consumerfinance.gov/ask-cfpb/what-is-a-loan-estimate-en-1995/
2. CFPB, *TILA-RESPA Integrated Disclosure FAQs*. https://www.consumerfinance.gov/compliance/compliance-resources/mortgage-resources/tila-respa-integrated-disclosures/tila-respa-integrated-disclosure-faqs/
3. CFPB, *TILA-RESPA Integrated Disclosure Rule — Small Entity Compliance Guide* (12 CFR § 1026.19(e)). https://files.consumerfinance.gov/f/201506_cfpb_tila-respa-integrated-disclosure-rule.pdf
4. CFPB, *What happens when a mortgage lender checks my credit?* (last reviewed 28 Aug 2026). https://www.consumerfinance.gov/ask-cfpb/what-happens-when-a-mortgage-lender-checks-my-credit-en-2005/
5. CFPB, *Can my final mortgage costs increase from what was on my Loan Estimate?* https://www.consumerfinance.gov/ask-cfpb/can-my-final-mortgage-costs-increase-from-what-was-on-my-loan-estimate-en-172/
6. CFPB, *Loan Estimate Explainer*. https://www.consumerfinance.gov/owning-a-home/loan-estimate/
7. CFPB, *Review documents before closing*. https://www.consumerfinance.gov/owning-a-home/close/review-documents-before-closing/

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