MORTGAGE COMPARISON RESOURCE

Loan Estimate Comparison Checklist

A line-by-line worksheet for comparing two mortgage offers using the same assumptions, then connecting price with payment, cash to close, lock terms, and execution risk.

Built for a better conversation	Use this guide to organize questions and documents. It provides general education, not a quote, approval, commitment to lend, legal advice, tax advice, or financial advice.

Prepared by	Service area
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MAKE IT COMPARABLE

Hold the transaction assumptions constant.

Before comparing totals, confirm that both Loan Estimates describe the same request. If the assumptions differ, ask each provider to update or explain the estimate.

Same borrower and property scenario

- ☐ Purchase price and property address or property type
- ☐ Down payment and loan amount
- ☐ Loan type, term, and occupancy
- ☐ Credit and income assumptions used
- ☐ Closing date and prepaid-interest period

Same market moment

- ☐ Date issued
- ☐ Interest rate and whether it is locked
- ☐ Lock expiration and extension terms
- ☐ Points and lender credits
- ☐ Any adjustable rate, balloon payment, or prepayment feature

A headline rate is not a full offer

A lower rate may require more points, a different loan structure, or a different lock assumption.

PAGES 1 AND 2

Compare payment, cash to close, and loan costs.

Use the written disclosure and ask which differences are lender-controlled, property-specific, or based on estimates that still need verification.

Page 1

- ☐ Loan amount, interest rate, and monthly principal and interest
- ☐ Prepayment penalty or balloon payment
- ☐ Projected payment, including mortgage insurance and estimated escrow
- ☐ Estimated taxes, insurance, assessments, and HOA dues
- ☐ Estimated closing costs and estimated cash to close

Page 2

- ☐ Section A: origination charges
- ☐ Section B: services you cannot shop for
- ☐ Section C: services you can shop for
- ☐ Section D: total loan costs
- ☐ Section E: taxes and other government fees
- ☐ Section F: prepaids
- ☐ Section G: initial escrow payment
- ☐ Section H: other charges
- ☐ Section J: lender credits and total closing costs

Verify property expenses

Taxes, insurance, HOA dues, CDD assessments, and escrow amounts can be estimated differently. Confirm them for the actual property.

Connect short-term cost with the expected time in the mortgage.

The comparison section provides useful standardized measures, but it does not replace a review of service, approval strength, and closing risk.

Page 3 comparison

- ☐ Total principal, interest, mortgage insurance, and loan costs in five years
- ☐ Principal paid off in five years
- ☐ Annual percentage rate
- ☐ Total interest percentage
- ☐ Late-payment and servicing information

Execution and fit

- ☐ Has income, credit, assets, and the program been verified?
- ☐ Are property, appraisal, condo, insurance, or title questions unresolved?
- ☐ Who monitors the rate lock and closing timeline?
- ☐ How quickly are questions answered and changes explained?
- ☐ Does the option fit the expected time in the home and mortgage?

Ask what could still change

A clear comparison includes known uncertainties, documentation conditions, and the provider's plan to close on time.

YOUR NEXT CONVERSATION

Use these questions before choosing the offer.

Write down the facts that still need verification. Do not include sensitive account or identity information on a copy that will be sent through ordinary email.

01 Which assumptions are not identical?

02 What does the lower rate or lower cash-to-close option cost elsewhere?

03 Which taxes, insurance, escrow, or credits still need verification?

04 Which offer best balances total cost, payment, flexibility, and closing confidence?

Ready for a documented review?

Schedule at jasonkindler.com/schedule or call 904-734-3255. Use the secure mortgage application when financial documents are required.