

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 5/11/2026
Closing Date 5/15/2026
Disbursement Date 5/15/2026
Settlement Agent Pinnacle Title Insurance Agency
File # 1515955L
Property 688 West 1420 North Street
 Pleasant Grove, UT 84062
Sale Price \$445,000

Transaction Information

Borrower Ridge Payne
 625 South Canyon Drive
 Springville, UT 84663
Seller Sunnyside Ventures, LLC
 2974 North 1550 West
 Pleasant Grove, UT 84062
Lender FinWise Bank

Loan Information

Loan Term 1 year
Purpose Purchase
Product 11 mo. Interest Only, 0/1
 mo. Adjustable Rate
Loan Type Conventional FHA
 VA
Loan ID # 0170491102
MIC #

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$963,750	NO
Interest Rate	6.75%	YES <ul style="list-style-type: none"> Adjusts every mo. starting in mo. 2 Can go as high as 21% in mo. 2 See AIR table on page 4 for details
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,762.53	YES <ul style="list-style-type: none"> Adjusts every mo. starting in mo. 1 Can go as high as \$17,189 in year 1 Includes only interest and no principal until mo. 11 See AP table on page 4 for details
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	YES <ul style="list-style-type: none"> You will have to pay \$972,067 at the end of year 1 	

Projected Payments	Year 1		Final Payment
Payment Calculation			
Principal & Interest	\$2,456 min \$8,595 max only interest		\$966,126 min \$972,067 max
Mortgage Insurance	+	0	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+	0	+ 0
Estimated Total Monthly Payment	\$2,456 - \$8,595		\$966,126 - \$972,067
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$638.95 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? NO NO

Costs at Closing		
Closing Costs	\$28,390.75	Includes \$28,285.75 in Loan Costs + \$105.00 in Other Costs - \$0.00 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$363,242.34	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

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)	\$28,474	\$28,390.75	YES • See Total Loan Costs (D)
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$351,096	\$351,096.29	NO
Deposit	-\$15,000	-\$15,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	-\$1,244.70	YES • See details in Sections K and L
Cash to Close	\$364,570	\$363,242.34	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing \$1,343,237.04

01 Sale Price of Property	\$445,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$28,390.75
04 Undisbursed for new construction	\$869,846.29

Adjustments

05	
06	
07	

Adjustments for Items Paid by Seller in Advance

08 City/Town Taxes	to	
09 County Taxes	to	
10 Assessments	to	
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing \$979,994.70

01 Deposit	\$15,000.00
02 Loan Amount	\$963,750.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	

Other Credits

05	
06	
07	

Adjustments

08	
09	
10	
11	

Adjustments for Items Unpaid by Seller

12 City/Town Taxes	to	
13 County Taxes	1/1/26 to 5/15/26	\$1,244.70
14 Assessments	to	
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$1,343,237.04
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$979,994.70

Cash to Close From To Borrower **\$363,242.34**

SELLER'S TRANSACTION

M. Due to Seller at Closing \$445,000.00

01 Sale Price of Property	\$445,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	

05	
06	
07	
08	

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes	to	
10 County Taxes	to	
11 Assessments	to	
12		
13		
14		
15		
16		

N. Due from Seller at Closing \$1,244.70

01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07	

08	
09	
10	
11	
12	
13	

14 City/Town Taxes	to	
15 County Taxes	1/1/26 to 5/15/26	\$1,244.70
16 Assessments	to	
17		
18		
19		

Adjustments for Items Unpaid by Seller

14		
15		
16		
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$445,000.00
Total Due from Seller at Closing (N)	-\$1,244.70

Cash to Close From To Seller **\$443,755.30**

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- will allow, under certain conditions, this person to assume this loan on the original terms.
- will not allow assumption of this loan on the original terms.

Demand Feature

Your Loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Payment

If your payment is more than 10 days late, your lender will charge a late fee of 5% of the unpaid portion of the regularly scheduled payment.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in 688 West 1420 North Street, Pleasant Grove, UT 84062 and see addendum for additional property

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment		A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment		The amount included in your total monthly payment.

- will not have an escrow account because you declined it your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1	\$7,667.40	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Adjustable Payment (AP) Table

Interest Only Payments?	YES	for your first 11 payments
Optional Payments?	NO	
Step Payments?	NO	
Seasonal Payments?	NO	
Monthly Principal and Interest Payments		
First Change/Amount		1st payment
Subsequent Changes		Every payment
Maximum Payment	\$17,189	as early as 3rd payment

Adjustable Interest Rate (AIR) Table

Index + Margin	Prime Rate + 0%
Initial Interest Rate	6.75%
Minimum/Maximum Interest Rate	6%/21%
Change Frequency	
First Change	Beginning of 2nd month
Subsequent Changes	Every month after the first change
Limits on Interest Rate Changes	
First Change	14.25%
Subsequent Changes	15%

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$1,024,562.33
Finance Charge. The dollar amount the loan will cost you.	\$58,089.33
Amount Financed. The loan amount available after paying your upfront finance charge.	\$938,187.25
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	12.73%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	3.375%

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information
- state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	FinWise Bank	Trillion Mortgage	Equity Real Estate	N/A	Pinnacle Title Insurance Agency
Address	820 E 9400 S Sandy, UT 84094	5636 South Green Street Murray, UT 84123	1218 East 7800 South, #150 Sandy, UT 84094		See Addendum
NMLS ID	Co. NMLS 690977				
UT License ID					
Contact	Julie A. Hirschi	Steve DeYoung	Steve DeYoung		Dave Stephenson
Contact NMLS ID	719273	313292			
Contact UT License ID			5508209-SA00		
Email	jhirschi@finwisebank.com				dave@ptutah.com
Phone	(801) 545-6006	(801) 231-0100	(801) 261-2617		(801) 270-9090

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Signed by:

Ridge Payne

5/12/2026

Ridge Payne 057C609412...

Date

Co-Applicant Signature

Date

Closing Disclosure Addendum

Loan Disclosures

Security Interest

You are granting a security interest in *688 West 1420 North Street, Pleasant Grove, UT 84062*, and *In addition, your lender has also reserved a contractual right of setoff in your deposit accounts.*

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Contact Information

Settlement Agent

Address	
	5292 South College Drive #104 Salt Lake City, UT 84123