



Name:

Mr. & Mrs. Sample

Date Prepared:

01/27/14

PROPERTY / LOAN SUMMARY	PURCHASE PRICE	\$400,000	\$450,000	\$500,000
Down Payment (%)		20.0%	20.0%	20.0%
Down Payment (\$)		\$80,000	\$90,000	\$100,000
Loan Type		30 yr Fix	30 yr Fix	30 yr Fix
Loan Amount		\$320,000	\$360,000	\$400,000
Interest Rate		4.250%	4.250%	4.250%

TOTAL PAYMENT ANALYSIS	Monthly Payment (P & I)	\$1,574	\$1,771	\$1,968
Property Taxes (1.25% used)		\$417	\$469	\$521
Home Insurance (est...25% used)		\$83	\$94	\$104
HOA Dues (estimate)		\$300	\$300	\$0
Mortgage Insurance (if applic)		\$0	\$0	\$0
TOTAL PAYMENT		\$2,374	\$2,634	\$2,593
Monthly Difference		-	\$260	\$219

** Lenders use 1.25% for qualifying...actual amount may vary

FUNDS-TO-CLOSE SUMMARY		\$80,000	\$90,000	\$100,000
Down Payment		\$80,000	\$90,000	\$100,000
* Loan Acquisition Fees		\$1,598	\$1,598	\$1,598
* Rate Buydown Fee		?	?	?
* Other Servicers Fees		\$2,800	\$2,800	\$2,800
* HOA Charges		\$995	\$995	\$0
* PrePaid Items		\$3,687	\$3,687	\$3,687
* Impounds (aka escrow acct)		\$3,126	\$3,126	\$3,126
* Seller Credit for Costs		?	?	?
FUNDS-TO-CLOSE		\$92,206	\$102,206	\$111,211
Difference			\$10,000	\$19,005

Loan Acquisition Fees: Processing, Underwriting, Funding, Credit Report, Appraisal**, Rate Buydown Fee (if you choose this)
** Appraisal fee is paid upfront, out-of-pocket

Rate Buydown Fee: Amount you pay upfront to buy down your interest rate...this amount is chosen by you and should be selected based on how long you will have the loan.

Other Servicers Fees: Title, Escrow, Notary, Wire, Messenger, Recording, Sub Escrow, Doc Prep.

HOA Charges: Dues (\$300), Certification/Transfer Fees (\$695)

PrePaid Items	Property Taxes	2 months	\$1,042
	PrePaid Interest	30 Days	\$1,397
	Insur. Premium	12 months	\$1,248

Impounds (aka escrow acct) Property Taxes 6 Months \$3,126

Seller Credit for Costs This amount can be structured in your contract offer to lower your cash required to closing.