

"Your Best Interest Is My Priority"

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Cost Worksheet (For Calculation purposes only)

Borrower: _____ Co-borrower: _____
 Property Street Address _____
 Interest Rate: Low: _____ High: _____ TERM: _____yrs Type of Financing ARM__ FIXED__ Other__
 CONV__ FHA__ VA__

MONTHLY HOUSING EXPENSE

| | |
|-------------------------------------|-------|
| First Mortgage (P&I) | _____ |
| Other Financing (P&I) | _____ |
| Hazard Insurance | _____ |
| Real Estate Taxes | _____ |
| Mortgage Ins. Premium | _____ |
| HOA (included on purchase and refi) | _____ |
| Other: (Flood) | _____ |
| Total Monthly Payment | _____ |

Good Faith "Estimate" of Closing Costs

| | |
|--|-------|
| Loan Origination Fee- 1% | _____ |
| Loan Discount/Broker Fee -1%*** | _____ |
| Appraisal (\$350-450) | 400. |
| Other Fee | _____ |
| Application Fee** | 75 |
| VA Funding Fee/HOA Transfer | 75 |
| Settlement/Closing/Escrow Fee** (\$350 refi) | 300 |
| Document Preparation/Attorney Fees | 325 |
| Title Insurance (add 1% for refi; 1.25% HE) | 200 |
| Recording Fees | 175 |
| Survey | 395 |
| Inspections (VA/FHA) | _____ |
| Processing Fee (\$500-750)** | 600 |
| Underwriting Fee (add \$600 for B paper)** | 300 |
| Tax Service Fee*** | 150 |
| Messenger Fees*** | 200 |
| TOTAL ESTIMATE OF FEES | _____ |

DETAILS OF PURCHASE/REFINANCE

| | |
|---|-------|
| Purchase Price or (+) | _____ |
| Debt Payoff - Refinance (+) | _____ |
| Total Closing Cost (Est) (+) | _____ |
| Prepaid Escrows (Est) (+) | _____ |
| Total (=) | _____ |
| Amount of this mortgage (-) | _____ |
| Other Equity Financing (-) | _____ |
| Amount of Cash Deposit (-) (Earnest money, deposit option, appraisal, CBR) | _____ |
| Closing Costs Paid by Seller (-) (Seller may be allowed to pay from 0 to 6%) | _____ |
| Cash Required for Closing (=) | _____ |
| Payment Cushion (+) | _____ |
| Total Assets Required (=) | _____ |

** seller pays on VA

***seller pays on FHA

ESTIMATED PREPAIDS

| | |
|--|-------|
| Interest Adjustment 30/15 days est. (on refi can roll in 60 days int. if closing early in month) | _____ |
| Tax Escrow - 3 mos - purchase; 0 if no escrow; refi -# mos of closing in numeric form + 3; Ex: August is 8 + 3 = 11) | _____ |
| Hazard Ins. - 14 mos on purchase, 0 if no escrow, refi may require 12 mos, ask agent | _____ |
| PMI - 2 months | _____ |
| HOA (Months Remaining - purchase only) | _____ |
| TOTAL PREPAIDS - ESTIMATE | _____ |

NOTE: Texas Supreme Mortgage Inc. can earn additional fees of 0-3% for Yield Spread Premiums