Anna M. Babineaux, Your Personal Mortgage Consultant For Life

"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	

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 (=)	

Good Faith "Estimate" of Closing Costs

Loan Origination Fee- **1%**	
Loan Discount/Broker Fee -**1%**	
Appraisal ($365-525)	$365-525.
HOA Fee	$100-350
Application Fee**	75
VA Funding Fee/HOA Transfer	75
Settlement/Closing/Escrow Fee** ($350 refi)	350
Document Preparation/Attorney Fees	250-500
Title Insurance (add 1% for refi; 1.25% HE)	200
Recording Fees	175
Survey	375-500
Inspections (VA/FHA)	
Processing Fee ($500-750)**	600
Underwriting Fee (add $600 for B paper)**	200-1100
Tax Service Fee***	150
Messenger Fees***	200
TOTAL ESTIMATE OF FEES	

** 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

Sponsor: Texas Supreme Mortgage, Inc. TMBL#1021 ML#56290
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