WORKSHEET

Borrower(s)	**Buyer**					Date	02/15/21
Property Address	Florida				Est. Closing Date	**TBD**	
Phone(s)							
Purchase Price	**$1,225,000.00**	Loan Amount	**$ 980,000**	Loan to Value	80%		
Interest Rate	**2.500%**	Type Loan	**30**	Loan Class	**FIXED**	10/1 ARM	

The information provided below reflects **estimates** of the charges which you are likely to incur at the settlement of your loan. **The fees listed are estimates - the actual charges may be more or less.** Your transaction may not involve a fee for every item listed.
The HUD-1 or HUD-1A settlement statement will show you the actual cost for items paid at settlement.

I. ESTIMATE OF CLOSING COSTS			
Loan Origination Fee	$	-	**0.000%**
Loan Discount	$	-	**0.000%**
Appraisal Fee	$	470.00	
Credit Report	$	41.00	
2nd Appraisal Fee	$	-	
Tax Service Fee	$	80.00	
Processing Fee- **US Bank**	$	770.00	
Underwriting	$	-	
Flood Cert	$	8.00	
Title Exam & Search	$	350.00	
Title Endorsements	$	-	
Settlement/Closing Fee	$	550.00	
Title Insurance (lender+owner)	$	6,000.00	
Recording Fees	$	250.00	
Doc Stamp Tax (.35) mtg	$	3,430.00	
FL Intangible Tax (.20) mtg	$	1,960.00	
Stamp tax on DEED	$	-	
Pest Inspection (if needed)	$	-	
Survey (if needed)	$	400.00	
	$	-	
Total Estimated Closing Cost	**$**	**14,309.00**	**1.46%**

II. ESTIMATED PREPAID ITEMS AND ESCROW ITEMS				
PREPAID ITEMS				
Days Interest	**15**	$	1,006.85	
Mortgage Insurance Premium		$	-	
Hazard Insurance Premium (one year)		$	4,700.00	Estimate
Flood Insurance (one year)		$	-	
Escrow Items	**Months Escrowed**			
Hazard Ins.	**3**	$	1,175.00	
Mortgage Ins.	**0**	$	-	
R/E Taxes	**5**	$	2,708.33	
Flood Insurance	**0**	$	-	
Other (HOA)	**1**	$	-	
Total Estimate Charges		**$**	**9,590.18**	0.98%

III. DETAILS OF TRANSACTION		
a. Purchase Price	$	1,225,000.00
b. Alterations, Improvements, repairs	$	-
d. Refinance (incl. Debts to be paid off)	$	-
e. Estimated Closing Costs (from I.)	$	14,309.00
f. Estimated Prepaid Items (from II.)	$	9,590.18
g. Discount (If Borrower paying)	$	-
h. PMI, MIP, VA Funding Fee	$	-
I. SUBTOTAL (ADD ITEMS A-H)	**$**	**1,248,899.18**
Less Credits	$	-
j. Subordinate Financing	$	-
k. Closing Costs paid by seller	$	-
l. Other Credits -US Bank	$	-
Earnest Money	$	30,000.00
m. Loan Amount	$	980,000.00
(includes PMI, MIP, VA Funding Fee if financed)		
Estimated Funds Needed to Close		
(subtract j,k and m from l) CASH	**$**	**238,899.18**
2 months PITI for Reserves (if required)	$	-

IV. ESTIMATE OF INITIAL MONTHLY PAYMENT			
PAYMENTS	**360 Mos**	**Yearly**	**Monthly**
Initial (P&I)	**2.500%**		$3,872.18
Initial P & I Second Mortgage		0	$ -
Real Estate Taxes (Estimate)	**per yr**	6,500.00	$ 541.67
Hazard Insurance (Estimate)	**per yr**	4,700.00	$ 391.67
MIP/Mortgage Insurance		-	$ -
Flood Insurance		**$** -	$ -
Other HOA		**$** -	$ -
Total Payment			**$ 4,805.52**

Income(s)	$ -	***Housing Ratio:***	#DIV/0!
Debt	$ -	***Debt Ratio:***	#DIV/0!