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SALES PRICE:	\$ 1,045,000	\$ 1,045,000	\$ 1,045,000	\$ 1,045,000
Property Taxes	\$ 11,703	\$ 11,703	\$ 11,703	\$ 11,703
Insurance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
HOA Fee	\$ 10	\$ 10	\$ 10	\$ 10

		20% Down		15% Down		10% Down		5% Down
PROGRAM:		30 Yr Fixed		30 Yr Fixed		30 Yr Fixed		30 Yr Fixed
FIRST TRUST	80.0%	\$ 836,000	85.0%	\$ 888,250	90.0%	\$ 940,500	95.0%	\$ 992,750
Financed Mort. Ins		\$ -		\$ -		\$ -		\$ -
Total Loans		\$ 836,000		\$ 888,250		\$ 940,500		\$ 992,750
INTEREST RATE		6.875%		7.250%		7.250%		7.250%
Discount points:		0.000%		0.000%		0.000%		0.000%

P&I; (First Trust):	\$ 5,492	\$ 6,059	\$ 6,416	\$ 6,772
Insurance	167	167	167	167
Taxes:	975	975	975	975
Mortgage Insurance		104	149	199
HOA Fee	10	10	10	10
TOTAL PAYMENT:	\$ 6,644	\$ 7,315	\$ 7,717	\$ 8,123

Vellum Fees

Discount Points	\$0	\$0	\$0	\$0
Origination Fee	\$1,395	\$1,395	\$1,395	\$1,395
Tax Service Fee	\$80	\$80	\$80	\$80

Third Party Fees

Appraisal	\$750	\$750	\$750	\$750
Recordation/Transfer Taxes	\$6,271	\$6,445	\$6,620	\$6,794
Recording Fee	\$130	\$130	\$130	\$130
Settlement/Title Fees	\$1,475	\$1,475	\$1,475	\$1,475
Credit Report	\$125	\$125	\$125	\$125
Flood Certificate	\$14	\$14	\$14	\$14
Lenders & Owners Title Insurance	\$4,602	\$4,602	\$4,602	\$4,602

Estimated Prepaid Items

Prepaid Interest (10 days)	\$1,575	\$1,764	\$1,868	\$1,972
1st Year Insurance	\$2,000	\$2,000	\$2,000	\$2,000
Insurance Escrow (2 months)	\$333	\$333	\$333	\$333
Tax Escrow (5 months)	\$4,876	\$4,876	\$4,876	\$4,876

Miscellaneous Charges (these may or may not be charged as part of your transaction)

Realtor Admin Fee	\$450	\$450	\$450	\$450
HOA Dues at closing (est)	\$15	\$15	\$15	\$15
Title required Survey	\$325	\$325	\$325	\$325

Summary of Costs

Closing Costs & Prepays:	\$24,416	\$24,780	\$25,058	\$25,336
Downpayment Required:	\$209,000	\$156,750	\$104,500	\$52,250
Subtotal:	\$233,416	\$181,530	\$129,558	\$77,586
Seller Credits	\$0	\$0	\$0	\$0
EST. CASH REQUIRED:	\$ 233,416	\$ 181,530	\$ 129,558	\$ 77,586

This analysis is for educational purposes only. Your actual rate, payment and closing costs could be higher. Get an official **Loan Estimate** before choosing a loan. The rates presented on this form are based on current market conditions and are not locked in. Rates will change daily based on market fluctuations. Please always ask for updated rates before submitting an offer or choosing a lender or final loan product.