

# Planning Worksheet for FHA Mortgage Loans

## FHA WORKSHEET

Work Up Date: 1/2/2009

Created by Jim Yarrington V2009-Ver. 4A

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**Initial**

Today's Date: July 12, 2009

Borrower(s): **John & Janet Jones**  
 Property Address: **To Be Determined**  
 City: **Kansas City**  
 State: **MO 64xxx**

Days to Closing  
 Loan Program: **FHA 30 Yr Fixed**  
 Est Closing Date:

Appraised Value	\$80,000
Sales Price	\$80,000
Down Payment	\$ 2,800
Base Loan Amount	\$77,200
Minimum Investment	2800
<b>LOAN AMOUNT [w / MIP]</b>	<b>\$ 78,551</b>

Initial Rate:	5.500%
Down Payment:	3.50%
Loan to Value:	96.50%
Term [in Months]:	360
Annual Tax:	\$ 880
Hazard Insurance:	\$ 371

Construction Loan	N	Build Job	Y
Purchase [P] or REFI [R]	P	Buy Down [1 / 2]	0
Streamline Refi	N	Finance UPMIP	Y
Cash Out	N	* Refi's Y to F UPMIP	
DPAP Participation	N	3.00%	
Show Aggregate	N		

H Ins \$500 Deduct < \$275M, \$1,000 Deduct > \$275M

<b>Earnest Money Deposited</b>	\$ -
	\$ -
	\$ -

### Section One - 3rd Party Costs

			Seller
801 Origination Point	0.00%	\$ -	
802 Discount Point	0.00%	\$ -	
803 Loan Appraisal [includes 1004MC fee]		\$ 450	
804 Credit Report		\$ 22	
805 Lender's Inspection Fee		\$ -	
808 Processing Fee		\$ -	
809 Underwriting / Adm. Fee		\$ 450	
818 Flood Certification		\$ 12	
819 Final Inspection Fee		\$ -	
902 Mortgage Insurance, Financed	>>>>	\$ 1,351	
1101 Title company closing fee		\$ 300	
1108 Owners Title Insurance		\$ -	
1111 Construction Title Binder		\$ -	
1112 Mortgagee Title Policy		\$ 215	
1112 Mechanic Lien Check		\$ -	
1201 Recording Fee		\$ 112	
1203 Kansas Mort Reg Tax		\$ -	
1301 Survey, New Home Only	\$ 165	\$ -	
1302 Termite		\$ 65	
Aggregate Adj or Misc		-	
<b>Closing Costs</b>		<b>\$ 1,626</b>	

<b>Seller Paid Costs</b>	\$ 2,200
<b>Lender Paid Costs</b>	\$ -
	\$ -

### FUNDS TO CLOSE

Down Payment	\$ 2,800
Est Closing Cost	\$ 1,626
Est Pre-Paid	\$ 831
LESS, EMD / Ln App	\$ -
Less, Seller Pd	\$ 2,200
Less, Lender Paid	\$ -
	\$ -
<b>Est Cash to Close</b>	<b>\$ 3,057</b>

### Anticipated Monthly Payment

Principal & Interest	\$ 446
Taxes	\$ 73
Insurance	\$ 31
MIP	\$ 36

**TOTAL PAYMENT** \$ 586

### Section Two - Your Escrows

	Months	Days	Per Diem
901 Interest Pre-Paid per day		15	\$ 11.84
903 Hazard Insurance	12		
1001 Hazard Ins. Reserves	2		
1002 Mortgage Insurance Res.			
1003 City Tax Reserves	0		
1004 County Tax Reserves	3		
1008 Aggregate Escrow Adj.			
<b>Est Reserves (pre-paid)</b>			<b>\$ 831</b>

#### Estimates for Monthly MIP

		30 Fixed	15 Fixed
0.00%	90.00%	0.0050	0.0000
90.01%	95.00%	0.0050	0.0025
95.01%	100.00%	0.0055	0.0025

**TOTAL COSTS** \$ 2,457

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The information provided above reflects estimates of the changes which you are likely to incur at the settlement of your loan. The fees listed are estimates and the actual charges may be more or less. Your transaction may not involve a fee for every item listed. The number listed beside the estimates generally correspond to the numbered lines contained in the HUD-1 or HUD-1A settlement statement that you will be receiving at settlement. This is a worksheet to help discuss loan options. The final GFE will be mailed to you shortly after loan application for you to sign and return to Pulaski Bank Home Lending. Please call Jim Yarrington with any questions regarding expenses.