

FHA Buyer's Cost Estimate for Mr. and Mrs. Buyers

The following data is for information purposes only and accuracy of the figures hereinafter set forth is not guaranteed.
The actual costs with respect to each transaction will vary depending upon the circumstances.

Purchase Price	\$100,000.00
Loan Amount (Fixed) <i>Includes Upfront MIP</i>	\$98,188.75
Estimated Interest Rate	4.000%
Term of Loan	30 years
County	Cumberland

Estimated Closing Costs

Broker Fee	\$0.00
Loan Origination Fee	\$1,200.00
Points Paid by Buyer	\$0.00
Appraisal Fee	\$460.00
Credit Fee	\$40.00
Title Insurance/Endorsements	\$1,008.75
Recording Fee	\$170.00
State Transfer Tax (half share)	\$1,000.00
Notary Fee	\$30.00
Property Inspection	\$300.00
Radon Testing	\$150.00
Wood Infestation Inspection	\$75.00
Septic Certification	\$300.00
Hydraulic Load Test	\$0.00
Private Water Testing	\$175.00
Location Survey	\$0.00
Flood Certification	\$25.00
Misc. Lender Fees	\$0.00
Association Initiation Fee	\$0.00
Total Estimated Closing Costs	\$4,933.75

Estimated Prepaid Expenses

Prepaid Interest (14 days)	\$150.65
Hazard Insurance Reserves (14 mo.)	\$350.00
Property Tax Reserves (12 mo.)	\$2,500.00
Mortgage Insurance Reserves (2 mo.)	\$220.92
Total Estimated Prepaid Expenses	\$3,221.57

Estimated Total Costs

Total Closing Costs and Prepaid Expenses	\$8,155.32
Plus Down Payment	\$3,500.00
Less Closing Costs Paid by Seller	\$0.00
Less Deposit	\$1,000.00
Estimated Cash Required	\$10,655.32

Estimated Monthly Payment

Monthly Principal & Interest	\$468.77
Monthly Property Taxes	\$208.33
Monthly Hazard Insurance	\$25.00
Monthly Mortgage Insurance	\$110.46
Other Monthly Payments	\$0.00
Estimated Total Monthly Payment	\$812.56