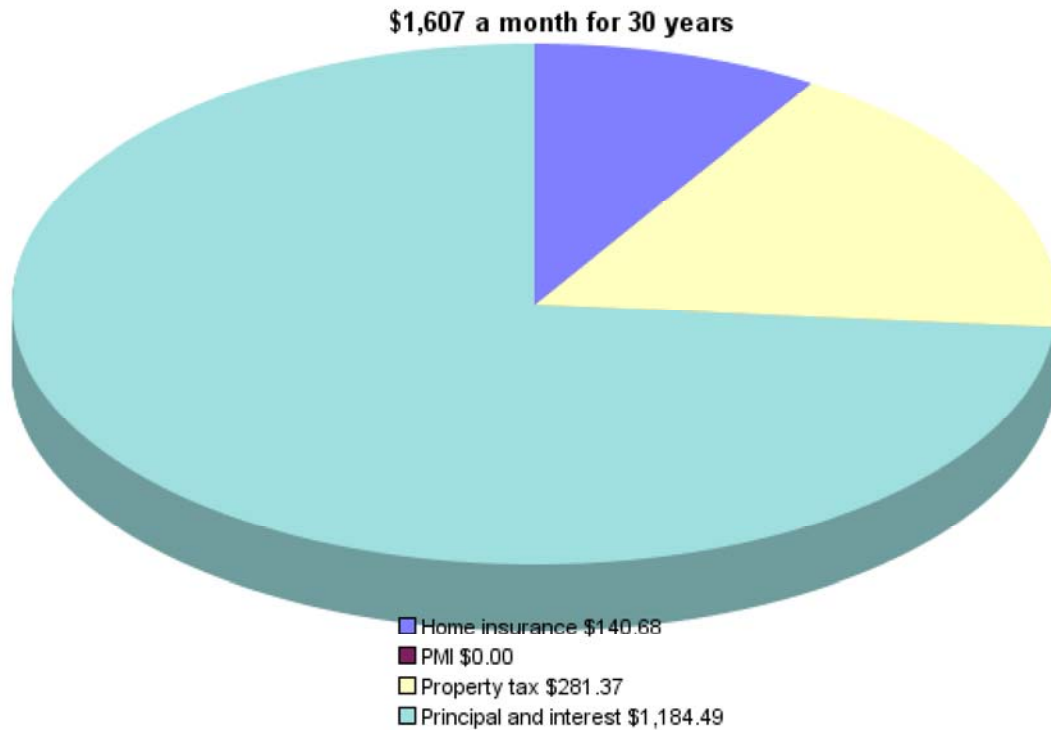


## Mortgage Qualifier

An annual income of \$90,000 may qualify you for \$220,649 loan.



Using your input values, an annual income of \$90,000 should enable you to carry a 30-year mortgage at 5.000% in the amount of \$220,649. With a \$116,993.51 down payment, the total purchase price would be \$337,642. Total closing costs for this loan are estimated at \$3,006.

### Monthly payment \$1,607

<b>Principal and interest</b>	\$1,184.49
<b>PMI</b>	\$0.00
<b>Taxes</b>	<b>\$281.37</b>
<b>Insurance</b>	<b>\$140.68</b>

### Total closing costs \$3,006

<b>Fee for points</b>	\$0.00
<b>Origination fee</b>	\$2,206.49
<b>Other closing costs</b>	\$800.00

To avoid PMI payments a \$67,466 down payment is required. This equals 20% of your home's purchase price. The total amount of cash required for a 20% down payment plus closing costs would be \$70,473.

## Qualify Calculation

The \$1,607 monthly payment you could qualify for is calculated by taking the lower of these two calculations:

- Monthly Income X 28% = monthly PITI \$7,500 X 28% = \$2,100
- Monthly Income X 36% - Other loan payments = monthly PITI \$7,500 X 36% - \$1,093 = \$1,607

## Payment Schedule

Year	Payments	Interest	Principal	Balance	Total Interest
				\$220,649.00	
1	\$14,213.88	\$10,958.50	\$3,255.38	\$217,393.62	\$10,958.50
2	\$14,213.88	\$10,791.97	\$3,421.91	\$213,971.71	\$21,750.47

3	\$14,213.88	\$10,616.90	\$3,596.98	\$210,374.73	\$32,367.37
4	\$14,213.88	\$10,432.88	\$3,781.00	\$206,593.73	\$42,800.25
5	\$14,213.88	\$10,239.42	\$3,974.46	\$202,619.27	\$53,039.67
6	\$14,213.88	\$10,036.09	\$4,177.79	\$198,441.48	\$63,075.76
7	\$14,213.88	\$9,822.33	\$4,391.55	\$194,049.93	\$72,898.09
8	\$14,213.88	\$9,597.66	\$4,616.22	\$189,433.71	\$82,495.75
9	\$14,213.88	\$9,361.50	\$4,852.38	\$184,581.33	\$91,857.25
10	\$14,213.88	\$9,113.23	\$5,100.65	\$179,480.68	\$100,970.48
11	\$14,213.88	\$8,852.29	\$5,361.59	\$174,119.09	\$109,822.77
12	\$14,213.88	\$8,577.95	\$5,635.93	\$168,483.16	\$118,400.72
13	\$14,213.88	\$8,289.60	\$5,924.28	\$162,558.88	\$126,690.32
14	\$14,213.88	\$7,986.51	\$6,227.37	\$156,331.51	\$134,676.83
15	\$14,213.88	\$7,667.91	\$6,545.97	\$149,785.54	\$142,344.74
16	\$14,213.88	\$7,333.01	\$6,880.87	\$142,904.67	\$149,677.75
17	\$14,213.88	\$6,980.98	\$7,232.90	\$135,671.77	\$156,658.73
18	\$14,213.88	\$6,610.93	\$7,602.95	\$128,068.82	\$163,269.66
19	\$14,213.88	\$6,221.95	\$7,991.93	\$120,076.89	\$169,491.61
20	\$14,213.88	\$5,813.06	\$8,400.82	\$111,676.07	\$175,304.67
21	\$14,213.88	\$5,383.26	\$8,830.62	\$102,845.45	\$180,687.93
22	\$14,213.88	\$4,931.46	\$9,282.42	\$93,563.03	\$185,619.39
23	\$14,213.88	\$4,456.57	\$9,757.31	\$83,805.72	\$190,075.96
24	\$14,213.88	\$3,957.37	\$10,256.51	\$73,549.21	\$194,033.33
25	\$14,213.88	\$3,432.61	\$10,781.27	\$62,767.94	\$197,465.94
26	\$14,213.88	\$2,881.03	\$11,332.85	\$51,435.09	\$200,346.97
27	\$14,213.88	\$2,301.21	\$11,912.67	\$39,522.42	\$202,648.18
28	\$14,213.88	\$1,691.74	\$12,522.14	\$27,000.28	\$204,339.92
29	\$14,213.88	\$1,051.08	\$13,162.80	\$13,837.48	\$205,391.00
30	\$14,215.13	\$377.65	\$13,837.48	\$0.00	\$205,768.65

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Information and interactive calculators are made available to you as self-help tools for your independent use and are not intended to provide investment advice. We cannot and do not guarantee their applicability or accuracy in regards to your individual circumstances. All examples are hypothetical and are for illustrative purposes. We encourage you to seek personalized advice from qualified professionals regarding all personal finance issues.

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