

Borrower's Planning Worksheet Comparison for Single Loan

Financed PMI

Conventional Financing

Created by Jim Yarrington

WS 2019 V10 Dec

Column One

HELOC Eligible

Original Work Up Date: January 5, 2020

Loan Number: 6020-9127

Borrower(s): Mr and Mrs Home Buyer
Property Address: To Be Determined
City: Overland Park
State: KS 66221
County: Johnson

Owner Occupied Single Family Residence

Sales Price \$350,000
Appraised Value \$350,000
Down Payment \$ 35,000
\$0
LOAN AMOUNT \$315,000

Loan Costs

Base CLTV 90.00%

A. Origination Fees \$ 1,440

Admin Fee \$ -
Closing Fee \$ 350
Loan Discount Points 0.000% \$ -
Loan Origination Fee 0.000% \$ -
Processing \$ 445
Underwriting \$ 645
Wire Fee \$ -

B. Services You Cannot Shop For Loan \$ 548

Appraisal \$ 450
Appraisal Admin / Review Fee \$ -
Attorney Doc Prep Fee \$ -
Credit Report [B & CB] \$ 85
Final Inspection Fee \$ -
Flood Certification \$ 13
Mortgage Insurance Premium \$ 2,457
Tax Service Fee \$ -
0.000% \$ -

C. Services You Can Shop For Your Loan \$ 310

E - Recording \$ 10
Lender's Title Insurance \$ 300
Owner's Title Policy \$ -
Settlement / Closing Fee \$ -
Title Binder Construction \$ -
Title Courier Fee \$ -
Mechanic Lien Coverage \$ -
Termite / Inspections \$ -
Survey, New Home Only \$ 175 \$ -

D. TOTAL LOAN COSTS \$ 2,298

Other Costs

E. Taxes and Other Government Fees \$ 318

Recording Fee \$ 318
Transfer Tax - KS Mort Reg \$ -

F. Prepaids # of \$ 2,411

Hazard Insurance 12 \$ 2,050
Monthly PMI Reserves 0 \$ -
Interest Pre-Paid per day 15 \$ 361

G. Initial Escrow Payment at Closing \$ 1,654

Hazard Ins. Reserves 2 \$ 342
City Tax Reserves 0 \$ -
County Tax Reserves 3 \$ 1,313

I. TOTAL OTHER COSTS \$ 4,383

J. TOTAL CLOSING COSTS \$ 6,681

Less, Seller Contractual Expense \$ -
Less, Fees Paid by Lender / Financed \$ -

Adjusted Closing Costs \$ 6,681

Less, Seller Credits \$ -

Net Closing Costs [paid by Borrower] \$ 6,681

Column Two

First Mortgage Information

Today's Date: July 30, 2021

Days til Closing

Rate Consideration is FICO Driven & Subject to FICO

☒ If Box is Checked, Rate is NOT Locked

Loan Program: 30 Yr Fixed

Est Closing Date:

Initial Rate: 2.750%

Downpayment 10.0%

Loan to Value: 90.0%

Term [in Months]: 360

Annual RE Tax: est \$ 5,250

Hazard Insurance, est: \$ 2,050

Earnest Money Deposited \$ -

Seller Paid Costs, if any \$ -

Lender Credits, if any \$ -

Application Fee Credit \$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

Financed PMI

No Monthly PMI

Financed PMI Loan

Notes:

Specialty Loan. Not All Investors Allow

Some Restrictions Apply

Initial Rate 2.750%

Sales Price \$ 350,000

Loan Amount \$ 317,457

Term of Loan 360

FPMI Points, if any 0.000%

Seller Pd Costs \$ -

Base LTV 90.000%

Adj LTV 90.702%

PMI Factor 0.780%

Base CLTV 90.00% Funded MI LN

Funds to Close

First Loan Amt \$ 315,000

Funded PMI \$ 2,457

New Loan Amt \$ 317,457

Down Payment \$ 35,000

E Clsg Costs \$ 4,755

E Pre Pairs \$ 4,385

Less EMD \$ -

Less, Credits \$ -

Less SLR Require \$ -

Less Fees In Loan \$ 2,457

Cash to Close \$ 41,683

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

FUNDS TO CLOSE

Down Payment \$ 35,000

Est Loan Cost \$ 2,298

Est Other Costs \$ 4,383

LESS, EMD / Ln App \$ -

Less, Seller Pd \$ -

Less, Seller Contractual \$ -

Less, Lender Paid / POC \$ -

Est Cash to Close \$ 41,681

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

5.5772

With Monthly PMI, if required

Anticipated Monthly Payment

Principal and Interest \$ 1,286

Taxes \$ 438

Insurance \$ 171

PMI \$ 58

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

\$ -

P Diem	SI P Diem	FMI P Diem	2nd P Diem
24.06	26.25	24.25	

Approx Cost of PMI Lifetime: \$ 4,643

True Cost of Loan: \$ 2,616

Estimates for PMI

LTV Fixed

0.00% 80.00% 0.0000

80.01% 85.00% 0.0023

85.01% 90.00% 0.0022

90.01% 95.00% 0.0054

95.01% 97.00% 0.0105

97.01% 100.00% 0.0069

Est for Financed MI

LTV Fixed

0.00% 80.00% 0.0000

80.01% 85.00% 0.0090

85.01% 90.00% 0.0078

90.01% 95.00% 0.0195

95.01% 97.00% 0.0260

97.01% 100.00% 0.0202

PMI

0.0022