



BUYERS NET SHEET – FHA LOAN

Buyer _____

Property Address _____

Anticipated Sales Price

Base Loan Amount		\$ _____
Mortgage Insurance Premium (1.5% of base loan amt)	+	\$ _____
Total Loan Amount	=	\$ _____
Cash Downpayment (min. 3% of sales price)		\$ _____

Lender/Mortgage Broker Fees

Loan Origination Fee (1% of loan amt. or ask lender for quote)	\$ _____
Loan Discount (1.5% of loan amt. or ask lender for quote)	\$ _____
Appraisal Fee (\$350.00 - \$800.00)	\$ _____
Credit Report (\$50 - \$60.00 per person on new loan)	\$ _____
Mortgage Insurance Premium–upfront (1.5% of base loan amt.)	\$ _____
Misc. Lender Fees	\$ _____
Prepaid interest (Int. rate x loan amt.) 12,) 30 = per diem x # of days used)	\$ _____

Homeowners Association, if any:

Homeowners Dues	\$ _____
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Prorations:

Property Tax Prorations (6 mo. taxes) by 180 = per diem x # of days that Buyer owns property)	\$ _____
HOA Prorations, if any (Dues) by 30 = per diem x days that Buyer owns property)	\$ _____
Rent Prorations, if any (Rent) 30 = per diem x days that Buyer owns property) (Maximum 30 days)	\$ _____

Impounds:

Taxes (1.25% of sales price) by 12 = monthly amt x 8 mos reserves)	\$ _____
Fire Insurance (Annual Premium) by 12 = monthly amt x 2 mos reserves)	\$ _____
Flood Insurance (Annual Premium) by 12 = monthly amt x 2 mos reserves)	\$ _____
Mortgage Insurance Premium (MIP) (.5% of loan amount) by 12 mos. x 2 mos. reserves)	\$ _____

Title Fees:

Lenders Title Policy (see Title Company chart/ALTA Policy)	\$ _____
Recording Fees - Actual	
Grant Deed (\$25.00)	\$ _____
Deed of Trust (\$85.00)	\$ _____
Misc. Recording Fees (\$20.00)	\$ _____

Escrow Fees:

Base Escrow Fee (\$2.00/\$1,000 of sales price plus \$200.00)	\$ _____
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Other Fees:

Fire Insurance (\$800.00, or get quote from ins. agent)	\$ _____
Flood Insurance (\$450.00) ordered only if lender required	\$ _____
Notary Fees (\$60.00)	\$ _____
Misc. Fees/Costs: (\$500.00 Pad refunded if not needed)	\$ _____

Buyer's Total Closing Costs \$ _____

Estimated Money needed to Close Escrow \$ _____

Note: This estimate has been prepared to assist the Buyer's in computing their costs. Whenever possible, we have used the maximum charges that can be expected, but figures are **not** guaranteed. Please understand that lender, title company and escrow charges vary from company to company; therefore, these figures cannot be guaranteed by preparer. Buyer is advised to seek the advice of a tax accountant or CPA.

I/we have read the above and acknowledge receipt of a copy of this form.

Buyer _____ Date _____ Buyer _____ Date _____