



**Ben Strube**

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# INITIAL FEES WORKSHEET

Your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan.

Loan Purpose:	Purchase	Purchase Price:	\$325,000.00	Loan Amount:	\$319,113.00
Property Type:	Single Family Detached	Occupancy:	Owner Occupied	No. of Units:	1
Estimated FICO:	737	ZIP / State:	75202 / Texas	Escrow:	None Waived
Product:	30 Year FHA Fixed	Rate / APR:	4.500% / 5.597%	Lock Period:	30 Days

<b>Lender Fees</b>	<b>\$925.84</b>
Mortgage Broker Fee	\$0.00
Credit or Charge for Interest Rate	\$925.84

<b>Taxes and Other Government Fees</b>	<b>\$200.00</b>
Recording Fee	\$200.00

<b>Third Party Fees</b>	<b>\$7,171.39</b>
<b>Services You Cannot Shop For</b>	
Texas Attorney Doc Prep	\$125.00
Tax Service	\$100.00
Appraisal Fee	\$500.00
Credit Report Fee	\$40.00
FHA Upfront MI (Financed)	\$5,488.44
Flood Certificate Fee	\$8.00
Tax Service Fee	\$85.00
MERS Registration Fee	\$24.95
<b>Services You Can Shop For</b>	
Title - Lender's Title Insurance	\$0.00
Title - Tax Certificate/Guaranty Fee	\$100.00
Title Endorsement Fee	\$200.00
Home Inspection Fee	\$0.00
Title Escrow/Settlement Fee	\$500.00

<b>Prepays and Initial Escrow Payment at Closing</b>	<b>\$4,055.60</b>
<b>Prepays</b>	
Property Taxes (0 Months @ \$444.00)	\$0.00
Supp Property Insurance Premium (0 Months @ \$0.00)	\$0.00
Mortgage Insurance Premium (0 Months @ \$221.00)	\$0.00
Hazard Insurance Premium (12 Months @ \$129.00)	\$1,550.04
Prepaid Interest (20 Days @ \$39.00)	\$786.80
<b>Initial Escrow Payment at Closing</b>	
Property Taxes (3 Months @ \$444.00)	\$1,331.25
Supp Property Insurance Reserve (0 Months @ \$0.00)	\$0.00
Mortgage Insurance Reserve (0 Months @ \$221.00)	\$0.00
Hazard Insurance Reserve (3 Months @ \$129.00)	\$387.51

<b>Estimated Proposed Monthly Housing Expense</b>	
First Mortgage P&I	\$1,616.90
Other Financing P&I	\$0.00
Homeowner's Insurance	\$129.17
Property Taxes	\$443.75
Mortgage Insurance	\$220.50
Homeowner Assn. Dues	\$73.00
<b>TOTAL APPROXIMATED MONTHLY PAYMENT</b>	<b>\$2,483.32</b>

<b>Estimated Funds to Close:</b>	
Downpayment/Funds from Borrower	\$11,375.00
Lender Fees	\$925.84
Third Party Fees	\$7,171.39
Taxes and Other Government Fees	\$200.00
Prepays and Initial Escrow	\$4,055.60
Estimated Total Payoffs	\$0.00
<b>Funds Due from Borrower (A)</b>	<b>\$23,727.83</b>
<b>Lender Credits</b>	
Lender Credits	\$0.00
Seller Credits	\$0.00
FHA UFMIP / VA Fee/ MI Financed	\$5,488.00
<b>Total Credits Applied (B)</b>	<b>\$5,488.00</b>
<b>ESTIMATED CASH FROM BORROWER (A -B)</b>	<b>\$18,239.83</b>

This estimate is provided for illustrative and informational purposes only based on the initial basic loan scenario provided. This is not a loan approval or commitment to lend. Rates effective as of 05/13/2022 and are subject to change. Annual Percentage Rate (APR) is an estimate based on criteria provided. Until you lock your rate, APR and terms are subject to change or may not be available at commitment or closing.



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