

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



Conventional Home Loan Financing

Prepared for Diane Belmontes

Sales Price \$400,000, Loan Amount \$320,000, Interest Rate 6.5% (APR 6.668%), 30 Years

Your Monthly Payment Includes:

Principal & Interest	2,022.62
Property tax	416.67
Hazard insurance (estimated)	66.67
HOA Dues	490.00

Total payment is \$2,995.96

Your Cash Requirements Include:

Down payment (20.0%)	80,000
Closing costs	7,444
Prepaid costs	5,605

Total cash required is \$93,049

When impounded, prepaid costs are 15 days interest, 9 mo taxes, 15 mo hazard insurance and 0 mo mortgage insurance if it applies. Title insurance and closing fees are estimated for your area, but can vary from one title company to another. The above rates and fees are estimates as of 7/5/2024. This is not a Loan Estimate. It is also not intended to be an indication of loan qualification or guaranteed interest rates.

For additional financing options, call...

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Conventional Closing Cost Worksheet

Sales Price \$400,000, Loan Amount \$320,000, Interest Rate 6.5% (APR 6.668%), 30 Years

Total payment: \$2,995.96

Down Payment: 80,000

Closing Costs:

Loan fee/Disc pts 0.5%	1,600	Admin Fee	100
Appraisal fee	515	Processing fee	799
Credit report fee	100	Underwriting fee	1095
Owners title policy (1,405 by seller)	0	Tax service	0
Lenders title policy	1050	HOA Transfer Fee	295
Escrow/closing fee	1050	HOA Paid In Advance	490
Recording fee	200	Property inspection	0
Notary fee	150	Pool inspection	0

Total Non-recurring Costs: 7,444

Basis for Prepaid Costs:

Property tax/year	5,000
Hazard insurance/year	800

Proration Amounts:

Prorated interest (15 days)	855
Prepaid property tax (9 mo)	3,750
Prepaid monthly mtg ins (0 mo)	0
Prepaid hazard insurance (15 mo)	1,000

Total Prepaid Costs: 5,605

Total Cash Required: \$93,049

If you have any questions, or would like to discuss additional finance options, please contact Alan Ching - Office (805) 212-7740 or Cell (818) 590-5664.

(Borrower)

(Co-borrower)