

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



Conventional Home Loan Financing
Prepared for Jeff Rosenblum - Purchase

Sales Price \$1,125,000, Loan Amount \$645,000, Interest Rate 7.125% (APR 7.224%), 30 Years

Your Monthly Payment Includes:

Principal & Interest	4,345.48
Property tax	1171.88
Hazard insurance (estimated)	100.00
HOA Dues	485.00

Total payment is \$6,102.36

Your Cash Requirements Include:

Down payment (42.67%)	480,000
Closing costs	8,715
Prepaid costs	10,420

Total cash required is \$499,135

When impounded, prepaid costs are 15 days interest, 6 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 6/28/2024. 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 \$1,125,000, Loan Amount \$645,000, Interest Rate 7.125% (APR 7.224%), 30 Years

Total payment: \$6,102.36

Down Payment: **480,000**

Closing Costs:

Loan fee/Disc pts 0.0%	0	Admin Fee	250
Appraisal fee	750	Processing fee	695
Credit report fee	100	Underwriting fee	995
Owners title policy (3,607 by seller)	0	Tax service	0
Lenders title policy	1620	HOA Transfer Fee	295
Escrow/closing fee	2500	HOA Paid In Advance	485
Recording fee	200	Property inspection	675
Notary fee	150	Pool inspection	0

Total Non-recurring Costs: **8,715**

Basis for Prepaid Costs:

Property tax/year	14,063
Hazard insurance/year	1,200

Proration Amounts:

Prorated interest (15 days)	1,889
Prepaid property tax (6 mo)	7,031
Prepaid monthly mtg ins (0 mo)	0
Prepaid hazard insurance (15 mo)	1,500

Total Prepaid Costs: **10,420**

Total Cash Required: **\$499,135**

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)
