

# AN HISTORIC OPPORTUNITY

With record low interest rates, favorable affordability rates and sizeable decreases in inventory

it may be time to take advantage of what this market has to offer.

| Price of home | * 3.50% down | * Loan Amount | 3.50%   | 3.75%   | 4.00%   | 4.25%   | 4.50%   | 4.75%   | 5.00%   | 5.25%   | 5.50%   | Monthly MIP |
|---------------|--------------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|
| 150,000       | 5250         | 146,197       | 656.49  | 677.06  | 697.97  | 719.20  | 740.76  | 762.63  | 784.82  | 807.31  | 830.09  | 138.72      |
| 175,000       | 6150         | 170,538       | 765.79  | 789.79  | 814.17  | 838.95  | 864.09  | 889.61  | 915.49  | 941.72  | 968.30  | 161.81      |
| 200,000       | 7000         | 194,930       | 875.32  | 902.75  | 930.63  | 958.94  | 987.68  | 1016.85 | 1046.43 | 1076.41 | 1106.79 | 184.96      |
| 225,000       | 7900         | 219,271       | 984.63  | 1015.48 | 1046.83 | 1078.68 | 1111.01 | 1143.82 | 1177.09 | 1210.82 | 1245.00 | 208.05      |
| 250,000       | 8750         | 243,662       | 1094.15 | 1128.44 | 1163.28 | 1198.67 | 1234.60 | 1271.06 | 1308.03 | 1345.51 | 1383.49 | 231.20      |
| 275,000       | 9650         | 268,003       | 1203.45 | 1241.16 | 1279.49 | 1318.41 | 1357.93 | 1398.03 | 1438.70 | 1479.92 | 1521.69 | 254.29      |
| 300,000       | 10,500       | 292,395       | 1312.98 | 1354.13 | 1395.94 | 1438.41 | 1481.52 | 1525.27 | 1569.64 | 1614.62 | 1660.19 | 277.44      |
| 325,000       | 11,400       | 316,736       | 1422.29 | 1466.85 | 1512.15 | 1558.15 | 1604.86 | 1652.25 | 1700.31 | 1749.03 | 1798.39 | 300.53      |
| 350,000       | 12,250       | 341,127       | 1531.82 | 1579.81 | 1628.59 | 1678.40 | 1728.44 | 1779.48 | 1831.24 | 1883.72 | 1936.88 | 323.68      |
| 375,000       | 13,150       | 365,468       | 1641.11 | 1692.54 | 1744.80 | 1797.88 | 1851.77 | 1906.45 | 1961.91 | 2018.13 | 2075.09 | 346.77      |
| 400,000       | 14,000       | 389,860       | 1750.65 | 1805.50 | 1861.25 | 1917.88 | 1975.36 | 2033.69 | 2092.85 | 2152.82 | 2213.58 | 369.92      |
| 425,000       | 14,900       | 414,201       | 1859.95 | 1918.23 | 1977.46 | 2037.62 | 2098.70 | 2160.67 | 2223.52 | 2287.23 | 2351.79 | 393.01      |
| 450,000       | 15,750       | 438,592       | 1969.47 | 2031.19 | 2093.91 | 2157.61 | 2222.28 | 2287.90 | 2354.46 | 2421.92 | 2490.28 | 416.16      |
| 475,000       | 16,650       | 462,933       | 2078.78 | 2143.92 | 2210.12 | 2277.35 | 2345.61 | 2414.88 | 2485.12 | 2556.33 | 2628.48 | 439.25      |
| 500,000       | 17,500       | 487,325       | 2188.31 | 2256.88 | 2326.56 | 2397.35 | 2469.20 | 2542.12 | 2616.07 | 2691.03 | 2766.98 | 462.40      |

\* FHA requires a minimum of 3.5% down payment rounded down to the nearest \$50 increment. In addition, FHA requires two different forms of Mortgage Insurance. The first is a monthly Mortgage Insurance which is calculated by multiplying the Base Loan Amount (purchase price minus the down payment) times 1.15%. This Monthly Mortgage Insurance is added to the monthly payment for all FHA loans. If the borrower puts 5% or more down, this amount is 1.10% of the Base Loan Amount. The second type of mortgage insurance required by FHA is an Up Front Mortgage Insurance Premium (UFMIP). This amounts to 1% of the Base Loan Amount and is added to the Base Loan Amount and rounded down to the nearest dollar increment. This is the amount of the new loan that is amortized. Note: examples assume a 3.5% down payment, a 30-year fixed loan. Examples do not include taxes and insurance.