

MONTHLY MORTGAGE SCENARIOS



	Townhouse A		Townhouse B		SFH A		SFH B	
PURCHASE PRICE		\$450,000		\$550,000		\$600,000		\$700,000
Downpayment	20%	\$90,000	20%	\$110,000	20%	\$120,000	20%	\$140,000
First loan	80%	\$360,000	80%	\$440,000	80%	\$480,000	80%	\$560,000
Second loan	0%	\$0	0%	\$0	0%	\$0	0%	\$0
Closing costs est.		\$13,500		\$16,500		\$18,000		\$21,000
Total cash needed at closing		\$103,500		\$126,500		\$138,000		\$161,000
1st loan (fixed rate/payment)	5.250%	\$1,987	5.750%	\$2,567	5.750%	\$2,801	5.750%	\$3,268
2nd loan (fixed rate/payment)	0.000%	\$0	0.000%	\$0	0.000%	\$0	0.000%	\$0
Total loan, fixed rate		\$1,987		\$2,567		\$2,801		\$3,268
Monthly property tax (rate/payment)	1.3%	\$488		\$596		\$650		\$758
HOA dues		\$350		\$350		\$0		\$0
Insurance		\$0		\$0		\$12		\$14
MONTHLY PAYMENT (fixed rate loan)		\$2,825		\$3,513		\$3,463		\$4,040
ANNUAL PAYMENT (fixed rate loan)		\$33,894		\$42,154		\$41,556		\$48,484
loan interest paid (30-yr fixed rate), Year One		\$18,779		\$25,152		\$27,438		\$32,012
property tax (1.3% of purchase price), Year One		\$5,400		\$6,600		\$7,200		\$8,400
loan origination points (1% of loan value)		\$3,600		\$4,400		\$4,800		\$5,600
POSSIBLE DEDUCTIONS, YEAR ONE*		\$27,779		\$36,152		\$39,438		\$46,012

*Consult a tax professional regarding the relevance of these deductions to your personal tax situation.

