

# MONTHLY MORTGAGE SCENARIOS



	Townhouse A		Townhouse B		SFH A		SFH B	
<b>PURCHASE PRICE</b>		<b>\$450,000</b>		<b>\$550,000</b>		<b>\$600,000</b>		<b>\$700,000</b>
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
<b>Total cash needed at closing</b>		<b>\$103,500</b>		<b>\$126,500</b>		<b>\$138,000</b>		<b>\$161,000</b>
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
<b>Total loan, fixed rate</b>		<b>\$1,987</b>		<b>\$2,567</b>		<b>\$2,801</b>		<b>\$3,268</b>
Monthly property tax (rate/payment)	1.3%	\$488		\$596		\$650		\$758
HOA dues		\$350		\$350		\$0		\$0
Insurance		\$0		\$0		\$12		\$14
<b>MONTHLY PAYMENT (fixed rate loan)</b>		<b>\$2,825</b>		<b>\$3,513</b>		<b>\$3,463</b>		<b>\$4,040</b>
<b>ANNUAL PAYMENT (fixed rate loan)</b>		<b>\$33,894</b>		<b>\$42,154</b>		<b>\$41,556</b>		<b>\$48,484</b>
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
<b>POSSIBLE DEDUCTIONS, YEAR ONE*</b>		<b>\$27,779</b>		<b>\$36,152</b>		<b>\$39,438</b>		<b>\$46,012</b>

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

