



30 Year Fixed / FHA

Percentage down	3.50%	3.50%	3.50%	3.50%	3.50%
Purchase price	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000
Interest rate ²	5.000%	5.000%	5.000%	5.000%	5.000%
apr	5.791%	5.534%	5.522%	5.514%	5.507%
After Tax Payment¹	\$1,114	\$1,373	\$1,633	\$1,893	\$2,153

Income To Qualify⁴

Monthly with Modest bills	\$3,564.97	\$4,409.34	\$5,253.71	\$6,098.07	\$6,942.44
Annual with Modest bills	\$42,779.66	\$52,912.07	\$63,044.48	\$73,176.90	\$83,309.31

Pre Tax Benefit Payment

Payment	\$1,054.20	\$1,317.75	\$1,581.30	\$1,844.84	\$2,108.39
Mortgage Insurance	\$88.46	\$110.57	\$132.69	\$154.80	\$176.92
Property Taxes	\$208.33	\$260.42	\$312.50	\$364.58	\$416.67
Hazard Insurance	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00
Total Payment	\$1,425.99	\$1,763.74	\$2,101.48	\$2,439.23	\$2,776.98

Down Payment & Closing Costs

Down Payment	\$7,000.00	\$8,750.00	\$10,500.00	\$12,250.00	\$14,000.00
Closings Costs *	\$6,098.79	\$6,943.98	\$7,789.18	\$8,634.38	\$9,479.57
Total	\$13,098.79	\$15,693.98	\$18,289.18	\$20,884.38	\$23,479.57

* Tip: Ask the seller to credit you for the amount of the closing costs and then you will only need to come up with the down payment.

Notes:

1. This an estimate only. Please consult your tax preparer for tax advice. Based on 28% tax bracket
2. Rates quoted are effective as of 5/11/2009, and are subject to change daily. Based on a credit score of 620+
3. You can have the seller credit your closing costs up to 6% of the purchase price.
4. This is an estimate only. If you little to no debts you could qualify with less income. If you have a lot of debts then you may need more income to qualify. Ask for details
5. This is not an offer to lend. Plaza Loans is a Licensed under the California Residential Mortgage Lending Act.