



BUYERS ESTIMATED EXPENSE WORKSHEET

(See explanation on reverse side)

Buyer: _____ Date Prepared: _____
 Property Address: _____
 Type of Financing: _____ Term: _____ Rate: _____ Points: _____
 Sale Price: _____ Loan Amount: _____
 Loan Amount with Financed PMI, MIP or VA Funding Fee: \$ _____

	NEW FINANCE	ASSUMPTION/OR ASSUMPTION WITH C/D
1. Down Payment	\$ _____	\$ _____
2. Origination	\$ _____	
3. Assumption Fee	\$ _____	\$ _____
4. Credit Report	\$ _____	
5. Appraisal Fee	\$ _____	
6. Title Insurance (Mortgagee)	\$ _____	
7. Title Insurance (Owner) or Attorney's Opinion	\$ _____	
8. Plat Drawing Inspection/Service Fee	\$ _____	\$ _____
9. Recording/Service Fee	\$ _____	\$ _____
10. Broker Administrative Commission (\$250)	\$ _____	\$ _____
11. Name & Judgment Search/Service Fee (\$30.00)	\$ _____	
12. ARM Title Insurance Endorsement Fee (Conventional)	\$ _____	
13. Flood Certification	\$ _____	
14. Mortgage Registration Tax	\$ _____	
15. Settlement/Closing Fee	\$ _____	
16. Tax Service Fee	\$ _____	
17. Document Preparation Fee	\$ _____	
18. Discount Points _____ % of _____	\$ _____	
19. Commitment	\$ _____	
20. VA Funding Fee	\$ _____	\$ _____
21. Homeowner's Warranty	\$ _____	
22. Private Home Inspection Fee	\$ _____	
23. Conservation Fee	\$ _____	
24. Other	\$ _____	\$ _____
PREPAID ITEMS		
25. Interim Interest or Mortgage Payment	\$ _____	
26. Homeowners Insurance Premium (1st Year)	\$ _____	
27. Private Mortgage Ins. Premium (1st Year)	\$ _____	
ESCROW ACCOUNT		
28. Homeowners Insurance	\$ _____	\$ _____
29. Mortgage Insurance	\$ _____	\$ _____
30. Property Taxes	\$ _____	\$ _____
31. Flood Insurance	\$ _____	\$ _____
32. TOTAL EXPENSES	\$ _____	\$ _____
*see worksheet guidelines		
MONTHLY PAYMENT BREAKDOWN		
33. Principal and Interest	\$ _____	
34. Homeowners Insurance	\$ _____	
35. Mortgage Insurance	\$ _____	
36. Taxes	\$ _____	
37. Association Fee	\$ _____	
38. TOTAL MONTHLY PAYMENT	\$ _____	

Your lender will be able to estimate the costs you will incur in obtaining a loan to purchase your new home.

Depending on which type of loan you choose, we may negotiate to have the seller pay most of these costs at the time of closing on your behalf.

38. _____ (Date) _____ (Date)
 (Buyer Signature) (Buyer Signature)



BUYERS ESTIMATED EXPENSE WORKSHEET GUIDELINES

(Reference Form No. CBR 1020)

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| 2. | Origination Fee | New Financing Origination Fee: 1% of the loan amount for Conventional, FHA and VA. |
| 3. | Assumption Fee | FHA without release of liability — \$125.00; FHA with release of liability — \$500 plus credit report fee; VA without release of liability — \$45.00; VA-with release of liability — fee is \$300 and 1/2% VA Funding Fee plus credit report fee; Conventional — check with lender — (usually 1%). |
| 4. | Credit Report | Normally \$58.00, however if you have unmarried co-mortgagors use \$120.00. |
| 5. | Appraisal Fee | FHA, VA — \$300, Conventional — \$350.00 or more. |
| 6. | Title Insurance (Mortgage) | Varies with mortgage amount. Call your Title Company Representative or Mortgage Loan Officer. |
| 7. | Title Insurance (Owner) | Varies with mortgage amount. Call your Title Company Representative or Mortgage Loan Officer. Attorney's Opinion...\$200 or more. On an Assumption, CD or Cash Transaction the Buyers should obtain Title Insurance or an Attorney's Opinion. |
| 8. | Plat Drawing Inspection/Service Fees | \$60.00 — approx. |
| 9. | Recording/Service Fees | \$90.00 — approx. |
| 10. | Broker Administrative Commission | \$250 to Coldwell Banker Burnet to offset some of the additional costs associated with increased expenses for printing, administrative processing, handling and storage of documents due to increased regulatory and consumer disclosure requirements and business practices. |
| 11. | Name/Judgment Searches/Service Fees | \$30.00 — approx. |
| 12. | ARM Title Insurance Endorsement Fee | \$50.00 — |
| 13. | Flood Certification | Search to determine if property lies in a designated flood zone and whether flood insurance will be required, cost about \$25.00. |
| 14. | Mortgage Registration Tax | \$2.30 per \$1,000 of the loan amount (\$2.40 per \$1,000 - Anoka, Henn. County). In the case of a Contract for Deed, this fee will be waived by the State provided the contract is recorded within six months of its date of issuance. Recording of a contract for deed is now mandated by the Minnesota State Law. |
| 15. | Settlement/Closing Fee | \$250.00 — approx. The closing fee is paid to the title insurance company. For a VA mortgage the VA will not allow the buyer to pay the closing fee, it must be charged to the seller. |
| 16. | Tax Service Fee | \$75.00 — approx. Applicable to Conventional mortgages only. Paid to third party company who is responsible for monitoring the property tax escrow account. |
| 17. | Document Preparation Fee | \$60.00 - \$100.00 — applicable to Conventional mortgages only. For preparation of actual closing documents. |
| 18. | Discount Points | Percentage of the loan amount including MIP or PMI or the VA Funding Fee, if financed. |
| 19. | Commitment/Underwriting Fee | Cost associated to the analysis of risk and setting of rate and terms for a specified loan with the investor. |
| 20. | VA Funding Fee | The VA charges a fee to help defray their administrative and default costs. This fee can range from no charge for a disabled veteran to 3.0% of the loan for a veteran who is reusing their eligibility. This fee is usually financed but can be paid by the seller or the buyer. |
| 21. | Homeowners Warranty | \$345.00 — approx. — optional warranty coverage on certain items. Refer to Homeowners Brochure. |
| 22. | Private Home Inspection Fee | Optional — varies with type of inspection. Used to address buyer's concern with condition of property. |
| 23. | Conservation Fee | \$5 — State tax required on transfer of all real property. |
| 24. | Other | Any other expenses that the buyer may have agreed to pay. |

Prepaid Items

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| 25. | Prepaid Interim Interest | We recommend one full month's interest be estimated. (Loan amount x interest rate = annual interest divided by 12 months = monthly interest). Assumption: If closing occurs on or after the 20th of the month the buyer will be required to pay the next month's payment at closing, less the credit for seller's interest obligation. |
| 26. | Homeowners Insurance Premium (1st year) | An estimate of the annual premium may be computed by multiplying the purchase price by \$4.00 per one thousand. |
| 27. | Private Mortgage Insurance Premium (1st year) | Insurance written by a private company protecting the lender against loss resulting from a mortgage default, usually paid monthly with no up front cost but many options exist. |

Escrow Items

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| 28. | Homeowners Insurance | Two months are collected at closing to open the escrow account. This amount is in addition to the 1 year policy paid for in advance by the buyer. See line 25 above. |
| 29. | Mortgage Insurance | When PMI is used with a conventional loan, two months of the renewal premium will be escrowed to open the account, unless PMI is being financed into the mortgage. |
| 30. | Property Taxes | In most situations four months of the annual property taxes must be escrowed to open the escrow account. In an assumption the buyer will be required to purchase the seller's escrow account. Please contact the listing agent or lender to obtain the exact figure. |
| 31. | Flood Insurance | This may be required if the property is located in a designated flood zone. The 1st year premium would be required along with 2 months for the escrow account. |