

My Ratios & Maximum Monthly Payment

Qualifying Ratio Calculation	
First Qualifying Number	
	\$ 84,000.00
x 28% =	\$ 23,520.00
/12	\$ 1,960.00
Second Qualifying Number	
	\$ 84,000.00
x 45% =	\$ 37,800.00
/12	\$ 3,150.00
Less Debts	\$ 765.00

Income	Annual Income	Monthly Income
Salary or Wages		
Craig	\$ 54,000	\$ 4,500
Tracy	\$ 30,000	\$ 2,500
Rental Income		
Investment Income		
Additional Income		
Total Income	\$ 84,000	\$ 7,000

Monthly Debts	Balance	Monthly Debt
Car Loans		
Credit Cards	\$ 28,620	\$ 2,385
Student Loans	\$ -	\$ -
Other Loans		
Child Support		
Total Income	\$ 28,620	\$ 2,385

Qualifying

The first qualifying number (above left) calculates your maximum monthly mortgage payment, assuming that you have no long term debt. It is computed by multiplying your total income by your housing cost ratio and dividing the result by 12. The second qualifying number takes into account your monthly debt payments, applying your total debt service ratio. Mortgage programs usually qualify you for monthly payments that are no higher than the lesser of the two results.

36.00%	Maximum housing cost ratio
45.00%	Maximum total debt service ratio
\$ 765.00	Total monthly payment you qualify for



My Payment Scenarios

	Scenario #1	Scenario #2	Scenario #3
Purchase Price	\$ 200,000.00	\$ 250,000.00	\$ 300,000.00
Down Payment	\$ 7,000.00	\$ 8,750.00	\$ 10,500.00
Principal & Interest	\$ 1,275.00	\$ 1,400.00	\$ 1,650.00
Property Taxes	\$ 175.00	\$ 175.00	\$ 175.00
Hazard Insurance	\$ 60.00	\$ 60.00	\$ 60.00
Mortgage Insurance	\$ 125.00	\$ 125.00	\$ 125.00
HOA Dues	\$ 125.00	\$ 125.00	\$ 125.00
Total	\$ 1,760.00	\$ 1,885.00	\$ 2,135.00
Qualifying Ratios (Must be under 45%)	38.00%	41.00%	45.00%