

# ESTIMATED PAYMENT AND FUNDS NEEDED AT CLOSING

Date: May 3, 2026

## Results

Builder City	Houston
Community	Jordan Ranch 55s
Sales Price	\$485,000
Down Payment Amt	\$14,500
Interest Rate	4.990%
Discount Point	0.00%
Loan Term (in months)	360
Loan Type	Conventional
FICO	720-739
Loan Amount	\$470,500
Annual Homeowners Association Dues	\$1,056
Annual Homeowners Insurance Premium	\$1,800
Incentive for Using Highland HomeLoans*	\$0
Down Payment %	2.99%
LTV	97.01%
MI Factor (if applicable)	0.23%
Monthly Principal & Interest	\$2,522.87
Monthly Taxes	\$1,047.60
Homeowner's Insurance per Month	\$150.00
Homeowner's Association Fees per Month	\$88.00
Mortgage Insurance per Month	\$90.18
<b>Total Monthly Payment</b>	<b>\$3,898.65</b>
Buyer's earnest money deposit	\$15,000
Down Payment	\$14,500
Escrow / Prepays	\$6,233.76
Homeowner's Association Transfer Fee	\$1,456.00
Title Fees / Closing Costs	\$7,760.00
Discount Point Fee	\$0.00
Incentive for Using Highland HomeLoans*	\$0
<b>Estimated out of pocket at closing</b>	<b>\$14,950</b>

Get pre-approved today by contacting your Highland HomeLoans Loan Officer:

**Doug Scott**

Senior Loan Originator

NMLS: 730302

512-971-2233

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\*Incentive is provided by the builder and is subject to change.

These calculations are tools for learning more about the mortgage process and are for educational/estimation purposes only. MI factor being used on an FHA scenario is .85% and that could vary depending upon loan to value and/or loan size. This does not constitute an offer or approval of credit. Contact a Highland HomeLoans loan officer for actual estimates.

For example, a Conventional fixed rate loan with the terms purchase price of \$550,000, on a loan term of 360 months, down payment of 20%, and an interest rate of 6.75%, will result in an annual percentage rate of 6.849% with \$4,415 in APR fees. Rate pulled 10/19/22, rates change daily. Loans are subject to borrower qualifications, including income, property evaluation, and final credit approval.

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