

ESTIMATED PAYMENT AND FUNDS NEEDED AT CLOSING

Date: May 3, 2026

Results

Builder City	Houston
Community	Brookewater
Sales Price	\$305,000
Down Payment Amt	\$10,675
Interest Rate	4.500%
Discount Point	3.50%
Loan Term (in months)	360
Loan Type	FHA
FICO	740-759
Loan Amount	\$299,476
Annual Homeowners Association Dues	\$1,200
Annual Homeowners Insurance Premium	\$1,600
Incentive for Using Highland HomeLoans*	\$0
Down Payment %	1.81%
LTV	98.19%
MI Factor (if applicable)	0.55%
Monthly Principal & Interest	\$1,517.40
Monthly Taxes	\$729.28
Homeowner's Insurance per Month	\$133.33
Homeowner's Association Fees per Month	\$100.00
Mortgage Insurance per Month	\$137.26
Total Monthly Payment	\$2,617.27
Buyer's earnest money deposit	\$5,000
Down Payment	\$10,675
Escrow / Prepays	\$4,693.63
Homeowner's Association Transfer Fee	\$2,000.00
Title Fees / Closing Costs	\$4,880.00
Discount Point Fee	\$10,481.65
Incentive for Using Highland HomeLoans*	\$0
Estimated out of pocket at closing	\$27,730

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

Cheryl Jablon

Senior Loan Originator

NMLS: 281251

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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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