

# ESTIMATED PAYMENT AND FUNDS NEEDED AT CLOSING

Date: August 17, 2025

## Results

|   |                           |
|---|---------------------------|
| Builder City                              | DFW                       |
| Community                                 | Parks at Wilson Creek 50s |
| Sales Price                               | \$560,000                 |
| Down Payment Amt                          | \$19,600                  |
| Interest Rate                             | 4.990%                    |
| Discount Point                            | 0.00%                     |
| Loan Term (in months)                     | 360                       |
| Loan Type                                 | FHA                       |
| FICO                                      | 740-759                   |
| Loan Amount                               | \$549,857                 |
| Annual Homeowners Association Dues        | \$1,908                   |
| Annual Homeowners Insurance Premium       | \$3,000                   |
| Incentive for Using Highland HomeLoans*   | \$20,000                  |
| Down Payment %                            | 1.81%                     |
| LTV                                       | 98.19%                    |
| MI Factor (if applicable)                 | 0.55%                     |
| Monthly Principal & Interest              | \$2,948.39                |
| Monthly Taxes                             | \$873.60                  |
| Homeowner's Insurance per Month           | \$250.00                  |
| Homeowner's Association Fees per Month    | \$159.00                  |
| Mortgage Insurance per Month              | \$252.02                  |
| PID                                       | \$224.42                  |
| <b>Total Monthly Payment</b>              | <b>\$4,707.43</b>         |
| Buyer's earnest money deposit             | \$16,800                  |
| Down Payment                              | \$19,600                  |
| Escrow / Prepays                          | \$7,353.60                |
| Homeowner's Association Transfer Fee      | \$1,800.00                |
| Title Fees / Closing Costs                | \$8,960.00                |
| Discount Point Fee                        | \$0.00                    |
| Incentive for Using Highland HomeLoans*   | \$20,000                  |
| <b>Estimated out of pocket at closing</b> | <b>\$914</b>              |

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

**Matt Morris**

Senior Loan Originator

NMLS: 408651

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214-207-6320

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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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