

# ESTIMATED PAYMENT AND FUNDS NEEDED AT CLOSING

Date: May 3, 2026

## Results

Builder City	Houston
Community	Brookewater
Sales Price	\$300,000
Down Payment Amt	\$10,500
Interest Rate	4.500%
Discount Point	3.50%
Loan Term (in months)	360
Loan Type	FHA
FICO	740-759
Loan Amount	\$294,566
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	\$1,492.52
Monthly Taxes	\$717.32
Homeowner's Insurance per Month	\$133.33
Homeowner's Association Fees per Month	\$100.00
Mortgage Insurance per Month	\$135.01
<b>Total Monthly Payment</b>	<b>\$2,578.19</b>
Buyer's earnest money deposit	\$5,000
Down Payment	\$10,500
Escrow / Prepays	\$4,649.48
Homeowner's Association Transfer Fee	\$2,000.00
Title Fees / Closing Costs	\$4,800.00
Discount Point Fee	\$10,309.82
Incentive for Using Highland HomeLoans*	\$0
<b>Estimated out of pocket at closing</b>	<b>\$27,259</b>

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

**Cheryl Jablon**

Senior Loan Originator

NMLS: 281251

832-799-5758

281-381-9098

10603 West Sam Houston Pkwy., Ste.300

Houston, TX 77064

cheryl.jablon@highlandhl.com

\*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.

© 2022 Highland HomeLoans, LLC (NMLS: 124684). All loans subject to credit approval. Rates and fees subject to change. Equal Housing Lender. Highland HomeLoans, LLC, is a subsidiary of PlainsCapital Bank and is exempt from mortgage banker licensing/registration in Florida, Louisiana, Oklahoma and Texas.

