

# ESTIMATED PAYMENT AND FUNDS NEEDED AT CLOSING

Date: May 3, 2026

## Results

Builder City	DFW
Community	Goodland 40s and 53s
Sales Price	\$448,855
Down Payment Amt	\$15,710
Interest Rate	5.750%
Discount Point	0.00%
Loan Term (in months)	360
Loan Type	FHA
FICO	Greater than 760
Loan Amount	\$440,725
Annual Homeowners Association Dues	\$1,250
Annual Homeowners Insurance Premium	\$1,800
Incentive for Using Highland HomeLoans*	\$20,000
Down Payment %	1.81%
LTV	98.19%
MI Factor (if applicable)	0.55%
Monthly Principal & Interest	\$2,571.95
Monthly Taxes	\$824.77
Homeowner's Insurance per Month	\$150.00
Homeowner's Association Fees per Month	\$104.16
Mortgage Insurance per Month	\$202.00
<b>Total Monthly Payment</b>	<b>\$3,852.88</b>
Buyer's earnest money deposit	\$5,000
Down Payment	\$15,710
Escrow / Prepays	\$5,581.63
Homeowner's Association Transfer Fee	\$1,200.00
Title Fees / Closing Costs	\$7,181.68
Discount Point Fee	\$0.00
Incentive for Using Highland HomeLoans*	\$20,000
<b>Estimated out of pocket at closing</b>	<b>\$4,673</b>

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

**Matt Brewer**

Senior Loan Originator

NMLS: 1255854

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214-215-7930

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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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