

Date: 2/4/2007

### Buyer's Cost Estimate

Prepared for: Buyers Example Cost Sheet

Address: 1234 Dream Street  
Someday Ill live there, AZ xxxxx

Telephone #:

*The following data is for estimation purposes only and accuracy of the figures hereinafter set forth is not guaranteed.  
The actual costs with respect to each transaction will vary depending on the circumstances.*

Sale Price	\$ 750,000.00		
Loan Amount	\$ 600,000.00	Assumed Loan Amount	\$ 0.00
Interest Rate	7%	Term of Loan (in years)	\$ 30
Second Trust Deed Amount	\$ 0.00		

#### Estimated Closing Costs

Buyer Paid Discount Points	\$ 0.00	Loan Origination Fee	\$ 6,000.00
Title Policy (ALTA)	\$ 1035.00	Escrow Fee	\$ 541.00
Credit Report	\$ 65.00	Lender's Tax Service Fee	\$ 70.00
Recording Fee	\$ 25.00	Flood Certification Fee	\$ 20.00
Buyer Amount for Assumption Fees	\$ 0.00	Buyer Amount for Other Assumption Charges	\$ 0.00
Buyer to Seller for Impound Balance	\$ 0.00	Land Lease Monthly Fee	\$ 0.00
Appraisal Fee	\$ 450.00	Document Preparation Fee	\$ 500.00
HOA Transfer Fee	\$ 350.00	Home Warranty	\$ 500.00
Professional Home Inspection Fee	\$ 450.00	Reinspection Fee	\$ 0.00
Loan Tie-In Fee	\$ 0.00	Underwriting / Processing Fee	\$ 500.00
Land Lease Transfer Fee	\$ 0.00	Flood Insurance	\$ 0.00
Fax / Overnight Delivery Fee	\$ 200.00	Pest Inspection	\$ 100.00
Miscellaneous	\$ 100.00		

*Estimated Closing Costs* \$ 10,906.00

#### Estimated Prepaid Expenses:

Prepaid Interest	\$ 4027.40	Homeowner's Insurance Reserves (14 mos)	\$ 1516.67
PMI Reserve (2 mos)	\$ 0.00	Property Tax Reserves (4 mos -- includes any Special Tax District)	\$ <u>1166.67</u>
		<i>Estimated Prepaid Expenses</i>	\$ <u>6,710.73</u>

Closing Costs and Prepaid Expenses \$ 17,616.73

Plus Down Payment \$ 150000.00

**Total Estimated Cash & Reserves Required \$ 167,616.73**

Monthly Principal & Interest (new loan)	\$ 3991.81	Assumed Loan Monthly Payment (Principal & Interest)	\$ 0.00
Monthly Property Taxes (incl. Special)	\$ 291.67	Monthly Hazard Insurance	\$ 108.33
Monthly PMI	\$ 0.00	Monthly HOA	\$ 75.00
Special Assessments	\$ 0.00	Second Trust Monthly Payment	\$ <u>0.00</u>
		<b>Estimated Total Monthly Payment</b>	\$ <b>4,466.81</b>