

Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.



Initial Fees Worksheet

Borrower(s): Sai Anusha Appana
 Property Address: Prosper, TX 75078
 Prepared by: CLM Mortgage, Inc
 (469) 872-3800
 1600 N Collins, Ste 1950
 Richardson, TX 75080
 Date Prepared: 6/29/2023

Loan Number: LEAD042304150004
 Loan Program: 30 YEAR FIXED CONVENTIONAL 2-1 BUYDOWN
 Total Loan Amount: \$442,491.00
 Loan Term: 360/360 months
 Interest Rate: 6.990%
 APR: 7.064%

A - APR

S/B - Seller/Broker Paid

Origination Charges				\$1,495.00
Document Review Fee	CLM Mortgage, Inc.	0.000% + \$100.00	A	\$100.00
Processing fee	CLM Mortgage, Inc.	0.000% + \$400.00	A	\$400.00
Underwriting fee	CLM Mortgage, Inc.	0.000% + \$995.00	A	\$995.00
Services You Cannot Shop For				\$1,330.00
Appraisal fee		0.000% + \$605.00		\$605.00
Credit report	Factual Data	0.000% + \$225.00		\$225.00
Final Inspection		0.000% + \$275.00		\$275.00
Flood certification	Core Logic Flood Services, LLC	0.000% + \$15.00	A	\$15.00
Texas Attorney Doc Prep Review F...	Don W. Ledbetter, PLLC	0.000% + \$125.00	A	\$125.00
Warranty Deed	Don W. Ledbetter, PLLC	0.000% + \$85.00		\$85.00
Services You Can Shop For				\$4,162.94
Survey	CBG Surveying Texas, LLC	0.000% + \$500.00		\$500.00
Attorney fees	CLM Mortgage, Inc	0.000% + \$50.00		\$50.00
Closing/Settlement fee	N Title - Dallas	0.000% + \$525.00	A	\$525.00
E-Recording Fee	CLM Mortgage, Inc	0.000% + \$19.00	A	\$19.00
Lender's title insurance	N Title - Dallas	0.680% + \$0.00		\$3,008.94
Tax Certificates	CLM Mortgage, Inc	0.000% + \$55.00		\$55.00
Texas Title Insurance Guaranty - L...	CLM Mortgage, Inc	0.000% + \$5.00		\$5.00
Taxes And Other Government Fees				\$200.00
Recording Fee - Deed	CLM Mortgage, Inc	0.000% + \$30.00		\$30.00
Recording Fee - Mortgage	CLM Mortgage, Inc	0.000% + \$170.00		\$170.00
Prepays				\$3,812.89
Hazard Insurance		12 mo.		\$2,695.97
Per-diem interest	CLM Mortgage, Inc.	\$85.917003 per day for 13 days	A	\$1,116.92
Initial Escrow Payment At Closing				\$5,939.55
Hazard Insurance Reserves		\$224.66 per month for 3 mo.		\$673.98
Property Taxes Reserves	CLM Mortgage, Inc	\$1,755.19 per month for 3 mo.		\$5,265.57
Other				\$14,254.34
HOA - Dues				\$249.00
HOA - Resale Fee				\$405.00
HOA - Service Fee				\$29.00
HOA - Transfer Fee				\$250.00
HOA - Working Capital				\$300.00
Temporary Buydown Subsidy	CLM Mortgage, Inc.		S	\$10,308.84
Owner's title insurance	N Title - Dallas			\$2,707.50
Texas Title Insurance Guaranty - ...	CLM Mortgage, Inc	0.000% + \$5.00		\$5.00
Estimated Gross Closing Costs				\$31,194.72
Lender Credit				\$0.00
Estimated Net Closing Costs				\$31,194.72

Total Estimated Funds Needed To Close					
a. Purchase Price	\$842,491.00	j. Subordinate financing	\$0.00	Principal & Interest	\$2,940.93
b. Alterations, improvements	\$0.00	k. Closing costs paid by seller	\$10,308.84	Other financing (P & I)	\$0.00
c. Land	\$0.00	l. Other credits		Hazard Insurance	\$224.66
d. Refi (incl debts to be paid off)	\$0.00			Real Estate Taxes	\$1,755.19
e. Estimated prepaid items	\$9,752.44			Mortgage Insurance	\$0.00
f. Estimated closing costs	\$21,442.28	Seller Credit	9,691.16	Homeowner Assn. Dues	\$82.92
g. PMI, MIP, Funding Fee	\$0.00			Other	\$0.00
h. Discount	\$0.00				
i. Total Cost (sum a through h)	\$873,685.72	Lender Credit			
		m. Loan amount (exclude PMI, MIP)	\$442,491.00		
		n. PMI, MIP, Funding Fee financed	\$0.00		
		o. Loan amount (add m & n)	\$442,491.00		
Total Est. Funds From Borrower			\$411,194.72	Total Monthly Payment	\$5,003.70

2-1 Buydown Calculator

Total Loan Amount	\$ 442,491
Loan Term (Months)	360
Note Rate	6.990%

P&I Payment Year 1 @	4.990%	\$2,372.68	\$568.25 ← Year 1 Monthly Savings
P&I Payment Year 2 @	5.990%	\$2,650.11	\$290.82 ← Year 2 Monthly Savings
P&I Payment Year 3-30		\$2,940.93	

Total Subsidy Year 1	\$ 6,819.00	
Total Subsidy Year 2	\$ 3,489.84	
Total Subsidy (\$)	\$ 10,308.84	← Total Savings on Payments
Total Subsidy (Points)	2.330	

Average Rate over 30 Years:	6.89%
Average Rate over first 10 Years:	6.69%
Average Rate over first 5 Years:	6.39%