

COST ANALYSIS WORKSHEET

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

Lender:	GRACE HOME LENDING, LLC 10497 TOWN & COUNTRY WAY STE 700 HOUSTON, TX 77024 NMLS#: 2357263	Prepared By:	TRACIE LEIGH COX LOAN OFFICER NMLS#: 964924 281-766-4107
Prepared for:	SRINIVAS SUBRAHMANYA RAMA SOMAYAJULA	Loan Type:	CF30-CONF 30 YEAR FIXED
Date:	06/29/2023	Note Rate:	6.125 %
Loan Number:	8310000791	Loan Term:	360
Closing Date:	09/28/2023	APR:	6.6200 %
First Payment Date:	11/01/2023	Loan to Value:	90.00 %

Estimated Closing Costs

Loan Discount Fee	\$ 13,766.22
Processing Fee	\$ 700.00
Underwriting Review	\$ 695.00
Appraisal Fee	\$ 500.00
Attorney Fee	\$ 150.00
Credit Report	\$ 150.00
Flood Certification	\$ 7.00
Inspection Fee	\$ 200.00
Survey/Plat	\$ 425.00
Title - Attorney Fee (Title Company)	\$ 100.00
Title - E-Recording Fee	\$ 11.07
Title - Escrow/Settlement/Closing Fee	\$ 475.00
Title - Mortgagee's Title Policy	\$ 3,045.00
Title - Tax Certificate	\$ 24.36
Title - Texas Guaranty Fee	\$ 4.00
Title - Title Insurance Endorsements	\$ 200.00
Recording Fee	\$ 150.00
HOA Cap. Fee	\$ 1,000.00
HOA Transfer Fee	\$ 396.00
Title - Owner's Title Policy	\$ 709.00

Total Estimated Closing Costs \$ 22,707.65

Funds for Closing

Estimated Adjusted Sales Price	\$ 535,000.00
+ Estimated Closing Costs	\$ 22,707.65
+ Estimated Prepays/Reserves	\$ 6,511.14
Total	\$ 564,218.79
- First Lien	\$ 478,825.00
- Second Lien (Subordinate)	---
- Earnest Money/Option Fee/POC	\$ 18,500.00
- Seller Paid	\$ 14,200.00
- Lender Paid	---
- Gift	---
- Other (Realtor, Relo, MIP Refund, etc.)	---
- Seller Title Ins Credit	---

= Estimated Funds to Close \$ 52,693.79

Paid by Cashier's Check or Wire Transfer at Loan Closing

Estimated Prepaid Items & Reserves for Escrow

Hazard Insurance PIA (12 months @ \$156.04)	\$ 1,872.48
Prepaid Interest (3 days @ \$80.35)	\$ 241.05
County Tax PIR (3 months @ \$1,226.50)	\$ 3,679.50
Hazard Insurance PIR (3 months @ \$156.04)	\$ 468.12
HOA Proration of Dues (3 months @ \$83.33)	\$ 249.99

Total Estimated Prepays/Escrow \$ 6,511.14

Total Amount Financed

Sales Price (Payoff for Refinance)	\$ 535,000.00
+ Improvements	---
= Adjusted Sales Price (Payoff)	\$ 535,000.00
- Down Payment	\$ 56,175.00
- Second Lien (Subordinate)	---
= First Lien Amount	\$ 478,825.00
+ Financed MI/MIP/Funding Fee	---
= Total Amount Financed	\$ 478,825.00

Estimated Monthly Mortgage Payment

Estimated 1st Lien Principal & Interest	\$ 2,909.39
+ Estimated 2nd Lien Principal & Interest	---
+ Estimated Property Taxes	\$ 1,226.50
+ Estimated Hazard Insurance	\$ 156.04
+ Estimated Mortgage Insurance	\$ 103.75
+ Estimated Homeowners Association	---
+ Other (Flood, Windstorm, etc.)	---

= Total Estimated Monthly Payment \$ 4,395.68