

# PURCHASE FINANCING SCENARIOS

**PRESENTED FOR:**  
**4112 N. Lowell Avenue, Chicago, IL 60641**

**PRESENTED BY: Anne Rossley, Baird & Warner**

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As of 10/26/15

	30 Yr.			30 Yr.	7/1 ARM		
	97.0% LTV-Conv**	90% LTV-Conv.	80% LTV-Conv.	97% LTV-IHDA*	95% LTV-Conv.	90% LTV-Conv.	80% LTV-Conv.
Purchase Price	\$ 299,000.00	\$ 299,000.00	\$ 299,000.00	\$ 299,000.00	\$ 299,000.00	\$ 299,000.00	\$ 299,000.00
Loan Amount	\$ 290,030.00	\$ 269,100.00	\$ 239,200.00	\$ 290,030.00	\$ 284,050.00	\$ 269,100.00	\$ 239,200.00
Credit Score	>739	>739	>739	>680	>739	>739	>739
<b>Interest Rate</b>	<b>3.875%</b>	<b>3.750%</b>	<b>3.750%</b>	<b>4.500%</b>	<b>3.375%</b>	<b>3.375%</b>	<b>3.375%</b>
Amortization Term (mos.)	360	360	360	360	360	360	360
Prin. & Int. Pymt.	\$1,363.83	\$1,246.24	\$1,107.77	\$1,469.54	\$1,255.77	\$1,189.68	\$1,057.49
Taxes	\$ 288.87	\$ 288.87	\$ 288.87	\$ 288.87	\$ 288.87	\$ 288.87	\$ 288.87
Insurance	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Association fees	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PMI	\$ 265.86	\$ 100.91	\$ -	\$ 135.35	\$ 153.86	\$ 100.91	\$ -
<b>Housing Expenses</b>	<b>\$2,018.56</b>	<b>\$1,736.03</b>	<b>\$1,496.64</b>	<b>\$1,993.76</b>	<b>\$1,798.50</b>	<b>\$1,679.46</b>	<b>\$1,446.36</b>
Required Gross Income (Mo.)	\$ 5,767	\$ 4,960	\$ 4,276	\$ 5,696	\$ 5,139	\$ 4,798	\$ 4,132
Required Gross Income (Yr.)	\$ 69,208	\$ 59,521	\$ 51,313	\$ 68,357	\$ 61,663	\$ 57,582	\$ 49,590
<b>Down Payment*</b>	<b>\$ 8,970</b>	<b>\$ 29,900</b>	<b>\$ 59,800</b>	<b>\$ 8,970</b>	<b>\$ 14,950</b>	<b>\$ 29,900</b>	<b>\$ 59,800</b>
<b>IHDA Down Payment Assistance</b>				<b>\$ (5,000)</b>			
<b>Net Down Payment</b>	<b>\$ 8,970</b>	<b>\$ 29,900</b>	<b>\$ 59,800</b>	<b>\$ 3,970</b>	<b>\$ 14,950</b>	<b>\$ 29,900</b>	<b>\$ 59,800</b>

\* IHDA: May obtain up to \$5,000 in down payment assistance -- minimum buyer contribution is 1% of purchase price -- income limitations apply

\*\* For first time homebuyers

**FINANCING PROVIDED BY:**

**Diane Pysnos, A & N Mortgage Services, Inc.**

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