TIBER ISLAND W806
MONTHLY COSTS

Welcome Home Realty

PRESENTED BY:

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PURCHASE ANALYSIS		5.00%	20.00%
		TIBER W806	TIBER W806
SALES PRICE		$524,900	$524,900
LESS: DOWN PAYMENT		$26,245	$104,980
MORTGAGE		$498,655	$419,920
MONTHLY EXPENSES:			
MTG PAYMENT	Assumes 30 YR @: 3.75%	$2,309	$1,945
COOP FEE (Mngt, Ins, Reserves, Landscaping, Pool, Exercise Rooms, etc)		$534	$534
R.E. TAXES/INS (Net after Homestead Refund)		$133	$133
UTILS: (W&S, HVAC, WIFI, EXPANDED CABLE, ELECTRIC)		$362	$362
MTG INS		?	n/a
TOTAL MONTHLY COST (BEFORE TAX DEDUCTIONS!)		$3,339	$2,974

(BASED ON APPROXIMATE BLANKET MORTGAGE BALANCE AND MONTHLY RE TAXES, UTILITY FEES AND MORTGAGE RATES)

ESTIMATED OUT-OF-POCKET COSTS TO CLOSE		5.00%	20.00%
SALES PRICE			
DOWNPAYMENT		$26,245	$104,980
APPLICATION/APPRAISAL FEE		$360	$360
SETTLEMENT FEE		$500	$500
TITLE INSURANCE/SEARCH		$500	$500
DOCUMENT REVIEW FEE		$500	$500
TRANSFER/RECORDATION TAXES	1.45%	$7,611	$7,611
LOAN POINT	?	$0	$0
UNDERWRITING FEE	?	$0	$0
TRANSFER FEE		$500	$500
MISC SETTLEMENT COSTS		$500	$500
TOTAL OUT-OF-POCKET COST TO PURCHASE		$36,716	$115,451
* THREE MONTH OPERATING ESCROW (returned to you when you sell unit)		$3,088	$3,088
TOTAL OUT-OF-POCKET FUNDS TO PURCHASE		$39,804	$118,539

FOR FINANCING, CALL:

JOE GIAMPETRONI	Chase Mortgage	301-509-6905 cell

*NOTE: THREE MONTH OPERATING ESCROW RETURNED TO PURCHASER AT RESALE