

Broker home-only loan calculator tool

Applicant name(s) _____ Broker _____

Retailer _____ NMLS# _____



Where will the home be located? _____ If owned, date of purchase _____
 Community name _____ Monthly rent or mortgage payment _____
 Address _____ Current balance on land _____

Home description	Year	Make	Model	W x L	Serial number	<input type="checkbox"/> Existing <input type="checkbox"/> New <input type="checkbox"/> Repo
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Calculation of loan amount

Cash sales price or refinance payoff amount	_____
Sales tax	_____
Physical damage insurance (one year)	_____
Amount paid to public officials (registration, title, filing)	_____
Escrow fee	_____
Flood and tax certification fee	_____
Membership fees (Credit Human and FBOA)	_____
Document preparation fee	_____
Admin fee	_____
Borrower-paid compensation	_____
MSRV/Appraisal fee	_____
Warranties	_____
Other closing costs	_____
Sub total	_____
Cash down payment	_____
Net trade in	_____
Total down payment (minimum 5% of sub total)	_____
Amount financed	_____

Trade-in information

Year _____ Gross trade-in amount _____
 Make _____ Amount owed on trade in _____
 Model _____ To whom _____
 W x L _____ Net trade-in _____

Calculation of allowable advance

Invoice	
Gross Invoice	_____
Supplemental freight invoice (if not included in invoice)	_____
Select:	
155% for 5–34% down payment	_____
100% for 35%+ down payment	_____
Adjusted invoice	_____
Set up and footers	
How many sections?	_____
Total set up and footers	_____
Allowable closing costs	
Sales tax	_____
Physical damage insurance (one year)	_____
Amount paid to public officials	_____
Escrow fee	_____
Flood and tax certification fee	_____
Membership fees	_____
Document preparation fee	_____
Admin fee	_____
Borrower-paid compensation	_____
MSRV/Appraisal fee	_____
Warranties	_____
Other closing costs	_____
Total allowable closing costs	_____
Max allowable advance	_____

