

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	☐ Existing ☐ New ☐ Repo

Calculation of loan amount		Calculation of allowable advance	
Cash sales price or refinance payoff amount	_____	Invoice	_____
Sales tax	_____	Gross Invoice	_____
Physical damage insurance (one year)	_____	Supplemental freight invoice (if not included in invoice)	_____
Amount paid to public officials (registration, title, filing)	_____	Select:	_____
Escrow fee	_____	155% for 5–34% down payment	_____
Flood and tax certification fee	_____	100% for 35%+ down payment	_____
Membership fees (Credit Human and FBOA)	_____	Adjusted invoice	_____
Document preparation fee	_____	Set up and footers	_____
Admin fee	_____	How many sections?	_____
Borrower-paid compensation	_____	Total set up and footers	_____
MSRV/Appraisal fee	_____	Allowable closing costs	_____
Warranties	_____	Sales tax	_____
Other closing costs	_____	Physical damage insurance (one year)	_____
Sub total	_____	Amount paid to public officials	_____
Cash down payment	_____	Escrow fee	_____
Net trade in	_____	Flood and tax certification fee	_____
Total down payment (minimum 5% of sub total)	_____	Membership fees	_____
Amount financed	_____	Document preparation fee	_____
		Admin fee	_____
		Borrower-paid compensation	_____
		MSRV/Appraisal fee	_____
		Warranties	_____
		Other closing costs	_____
		Total allowable closing costs	_____
		Max allowable advance	_____

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

