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

BANC Home Loans

Conventional Home Loan Financing

Prepared for Investment Scenario

Sales Price $615,000, Loan Amount $307,500, 4.75% (APR 4.848%), 30 Years

Your Monthly Payment Includes:

Principal & Interest	1,604.07
Property tax	848.33
Hazard insurance (estimated)	108.33

Total payment is $2,560.73

Your Cash Requirements Include:

Down payment (50.0%)	307,500
Closing costs	8,053
Prepaid costs	7,315

Total cash required is $322,868

When impounded, prepaid costs are 15 days interest, 6 mo taxes, 15 mo hazard insurance and 0 mo mortgage insurance if it applies. Title insurance and closing fees are estimated for your area, but can vary from one title company to another. The above rates and fees are estimates as of 4/13/2017. This is not a Loan Estimate. It is also not intended to be an indication of loan qualification or guaranteed interest rates.

If you have any questions, or if you would like to discuss financing options, call...

John Novo

Bank Home Loans

2121 North California Blvd Suite 625 Walnut Creek, CA. 94596

NMLS# 293702

Cell: 925-250-4185

Office: 925-849-1821

Efax: 925-849-1871

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Closing Cost Details:

Non-Recurring Costs:

Loan fee	1,295	Title Misc Fees	200
Appraisal fee	500	Flood Certification	16
Credit report fee	68	Discount Point/Rate Buydown	0
Owners title policy	2128		
Lenders title policy	1366	Real Estate Broker Fee	895
Escrow/closing fee	1315		
Recording fee	120		
Notary fee	150		
Transfer tax	0		
Mortgage tax	0		

Total Non-Recurring Closing Costs: $8,053

Basis for Prepaid Costs:

Property tax/year	10,180
Hazard insurance/year	1,300

Proration Amounts:

Prorated interest	600
Prepaid property tax	5,090
Prepaid monthly mtg ins	0
Prepaid hazard insurance	1,625

Total Prepaid Costs: $7,315

If you have any questions, or would like to discuss additional finance options, please call
John Novo - Cell: 925-250-4185 or Office: 925-849-1821.

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(Borrower)   (Co-borrower)