



Texas Mortgage Broker #9143
 6910 FM 1488 #4
 Magnolia, TX 77354
 281-356-8013
 281-259-3029 (FAX)

DEBT TO INCOME CALCULATION

Bottom Up Method

Applicant(s) _____

INCOME RATIO

Total Monthly Gross Income \$ _____

Target Debt-to-Income Ratio (40%) \$ _____

CURRENT LONG TERM MONTHLY DEBTS

Revolving Credit \$ _____

Installment Credit \$ _____

Deferred Loans \$ _____

Auto Loans \$ _____

Other \$ _____

Other \$ _____

Total \$ _____

Target Maximum PITI Amount \$ _____
 Principal, Interest, Taxes, Insurance

Less Estimated Taxes \$ _____

Less Estimated Insurance \$ _____

Less Homeowner's Dues / Mortgage Insurance \$ _____

Target Monthly Principal & Interest \$ _____

| | | | | | | | | | | |
|--|---|------------------|------|------------------|-----------------|-----|----------|------|---------------------------------------|--|
| Fixed Rate Option | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20%; height: 20px;"></td> <td style="border: 1px solid black; width: 20%; height: 20px;"></td> <td style="border: 1px solid black; width: 20%; height: 20px;"></td> <td style="width: 40%;"></td> </tr> <tr> <td style="text-align: center; font-size: small;">P&I</td> <td style="text-align: center; font-size: small;">Int Rate</td> <td style="text-align: center; font-size: small;">Term</td> <td style="text-align: right; font-size: small;"><i>Calculate</i></td> </tr> </table> | | | | | P&I | Int Rate | Term | <i>Calculate</i> | \$ _____ Maximum Loan Amount |
| | | | | | | | | | | |
| | P&I | Int Rate | Term | <i>Calculate</i> | | | | | | |
| <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="text-align: center; font-size: small;"><i>Divide By</i></td> <td style="width: 20%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">Max Loan Amount</td> <td style="border: 1px solid black; padding: 2px;"></td> <td style="border: 1px solid black; padding: 2px;">LTV</td> <td style="border: 1px solid black; padding: 2px;"></td> </tr> </table> | | <i>Divide By</i> | | | Max Loan Amount | | LTV | | \$ _____ Max Purchase Price | |
| | <i>Divide By</i> | | | | | | | | | |
| Max Loan Amount | | LTV | | | | | | | | |

| | | | | | | | | | | |
|--|---|------------------|------|------------------|-----------------|-----|----------|------|---------------------------------------|--|
| Adjustable Rate Option | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20%; height: 20px;"></td> <td style="border: 1px solid black; width: 20%; height: 20px;"></td> <td style="border: 1px solid black; width: 20%; height: 20px;"></td> <td style="width: 40%;"></td> </tr> <tr> <td style="text-align: center; font-size: small;">P&I</td> <td style="text-align: center; font-size: small;">Int Rate</td> <td style="text-align: center; font-size: small;">Term</td> <td style="text-align: right; font-size: small;"><i>Calculate</i></td> </tr> </table> | | | | | P&I | Int Rate | Term | <i>Calculate</i> | \$ _____ Maximum Loan Amount |
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| Max Loan Amount | | LTV | | | | | | | | |