

REPLACEMENT HOUSING PROGRAM - UNDERWRITING FOR 2130 Kane St

Order of Receipt	1st Time Homebuyer	Prior RHP Applicant	Homebuyer education Completed	Offer to Purchase	1st Mortgage	Down Payment	Monthly Payment (P&I)	Front End Ratio 33%	Back End Ratio 38%	Max DTI 43%	2nd Mtg	3rd Mtg	Comments
1	Yes	Yes	Yes	\$ 231,000	\$ 90,000	\$ 30,000	\$ 379.44	\$ 591.83	\$ 344.04	39%	\$ 86,000.00	\$ 25,000.00	Back DTI exceeds by \$35;
2	Yes	Yes	Yes	\$ 231,000	\$ 108,000	\$ 12,000	\$ 470.02	\$ 559.65	\$ 471.99	37%	\$ 86,000.00	\$ 25,000.00	
3	Yes	Yes	Yes	\$ 231,000	\$ 120,000	\$ -	\$ 481.98	\$ 1,137.69	\$ 891.64	31%	\$ 86,000.00	\$ 25,000.00	
4	Yes	No	Yes	\$ 235,000	\$ 109,000	\$ 12,500	\$ 474.37	\$ 478.66	\$ 477.73	37%	\$ 86,000.00	\$ 25,000.00	Buyers need \$2500 more dwn or reduce offer by \$2,500

NOTE: Property Tax payment is estimated to be \$610.00/mo

 : Buyer does not meet the City's Back End Ratio for debt to income and would require an exception to the program.

Front end ratio compares the loan payment to gross household income. The maximum not exceed 33% of gross household income.

Back end ratio compares the loan payment plus installment and revolving debt to gross income. The maximum allowable loan payment does not exceed 38% of total debt. However, the Community Development Committee and Staff may approve a back end ratio of 43%, at their discretion and as long as applicant meets all other underwriting criteria.