

# 203(k) Maximum Mortgage Worksheet

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2502-0527

See Public Reporting Statement on page 2 before  
completing this form (See Notes 1 thru 5 on page 2)

Office of Housing  
Federal Housing Commissioner

Borrower's Name a Property Address (including street, city, state and zip code)  GALE 0 0	FHA Case Number: 0	Number of Units 1	HUD-Owned Property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Commitment Stage: <input type="checkbox"/> Conditional <input type="checkbox"/> Firm	Type: <input checked="" type="checkbox"/> Owner-Occupied	<input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Refinance

<b>A. Property Information</b>	1. Contract Sales Price \$ 125,000.00 OR <input type="checkbox"/> Existing Debt	2."As Is" Value* (Note 1) \$125,000	3. After-Improved Value \$137,500	4. 110% of A3 \$151,250	5. Borrower's Paid Closing Costs \$3,500	6. Allowable energy Improvements(Note 2) \$0
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<b>B.Rehabilitation and Other Allowable Costs</b>	1. Total Cost of Repairs (Line 36, HUD-9746-A) includes the improvements in A6					\$ 12,500.00
	2. Contingency Reserve on Repair Costs ( 10.00% ) (10 to 20% of B1)					\$ 1,250.00
	3. Inspection Fees 3 X \$ 100.00 per inspection + Title Updates 1 X \$150 per draw					\$ 450.00
	4. Mortgage Payments Escrowed ( 0 months X \$0 ) if vacant					\$ -
	<b>5. Sub-Total for Rehabilitation Escrow Account (Total of B1 thru B4)</b>					<b>\$ 14,200.00</b>
	6. Architectural and Engineering Fees (Exhibits)					\$ -
	7. Independent Consultant Fees					\$ 500.00
	8. Permits and Other Fees (Explain in Remarks)					\$ -
	9. Plan Reviewer Fees \$0 (including mileage, if any: 0 miles @ \$ - )					\$ -
	<b>10. Sub-Total (Total of B5 thru B9)</b>					<b>\$ 14,700.00</b>
	11. Supplemental Origination Fee (greater of \$350 or 1.5% (Standard 203K) of B10)					\$ 350.00
	12. Discount Points on Repair Costs and Fees ( B10 X 0.000% )					\$ -
	<b>13. Sub-Total for Release at Closing (Total of B6 thru B9 + B11 and B12) ** (Note 3)</b>					<b>\$ 850.00</b>
	<b>14. Total Rehabilitation Cost (Total of B5 and B13 minus A6)</b>					<b>\$ 15,050.00</b>

<b>C. Mortgage Calculation for Purchase Transactions</b> (See note below)	1. Lesser of Sales Price (A1) OR As-Is Value (A2) (See Notice H-98-32 if HUD REO)					\$ 125,000.00
	2. Total Rehabilitation Cost (B14)					\$ 15,050.00
	3. Lesser of Sum of C1+C2 ( \$140,050.00 ) or 110% of After-Improved Value (A4)					\$ 140,050.00
	4. Required 3.5% Down Payment Amount					\$ 4,901.75
	5. <b>Maximum Mortgage Amount:</b> Sum of C3 + (-) Required Adjustment (Note 4) ( \$ 140050 )					\$ 135,148.25
	96.5% LTV Factor (Owner-Occup Less Allowable Downpayment / HUD-Owned Properl (Note 5) ( \$ - )					
	6. Actual Down Payment (A1 + A2 minus C5) (\$ 4901.75 ).(This figure must be equal to or greater than C4; if less, an adjustment must be made to C5 to ensure the 3.5% downpayme ( \$0 )					
7. Adjusted Maximum Mortgage Amount (if required in C6)					<b>\$ 135,148.00</b>	

<b>D. Mortgage Calculation for Refinance Transactions</b> (See note below)	1. Sum of Existing Debt (A1) + Rehabilitation Cost (B14) + Estimated Closing Costs (A5)+ prepaids + Discount on Total Loan Amount minus Discount on Repair Costs (B12) minusFHA MIP Refund ( \$ N/A )					\$ -
	2. Lesser of Sum of As-Is Value* (A2) (Note 1) + Rehabilitation Costs (B14) ( \$ 140050 ) or 110% of After-Improved Value (A4)					
	3. Borrower's Estimated Closing Cost (A5)					\$ -
	4. Sum of D2+D3 ( \$0.00 ) X 97.75 (Owner-Occupant)					0.00
	<b>5. Maximum Mortgage Amount: Lesser of D1 or D4 (Note 5)</b>					<b>N/A</b>
	6. Borrower's Required Investment (D1-D5) = ( N/A )					

<b>E. Mortgage Calculation for Escrow Commitment Procedure</b>	1. Maximum Mortgage Amount Lesser of sum of A2 +B14 or A3 x LTV Factor (Owner-Occupant Assumption) (Note 5)					
	2. Enter the Value Established in C5 or D5					
	3. Total Escrow Commitment: E1 minus E2 (Borrower's Required Investment plus Loan Proceeds).					
	4. Borrower's Estimated Profit: 0 or E3 min (C4 OR D6 ) = ( )					
<b>F. Calculation for Energy Efficient</b>	1. Energy Efficient Mortgage Amount (C5 or C7, D5, or E1) + A6					

Remarks: (Continue on page 2 if necessary.)	Total Escrowed Funds	Interest Rate: 5.000%	Discount Points: 0.000%
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DE Underwriter's Signature, Title & Date <b>X</b>	CHUMS No.
Borrowers's Signature & Date <b>X</b>	Co-Borrower's Signature & Date <b>X</b>

Note: Mortgage Insurance Premium paid monthly; OTMIP does not apply.

**Notes:**

1. If owned less than 1 year, use lesser of A2 or Original Acquisition Cost plus Debts incurred for rehabilitation since acquisition.
2. Refer to Mortgagee Letters 95-46 and 93-13.
3. These Allowable Costs may be released at closing, provided paid receipts or contractual agreements requiring payment are obtained.
4. Required Adjustments would include additions such as financeable repairs and improvements, energy related weatherization items, and solar energy systems, as well as subtractions including sales concessions in excess of six percent of the sales price, inducements to purchase, personal property items, etc., all as per HUD Handbook 4155.1. It may also include closing costs on Sec. 203(h) loans for disaster victims.
5. Maximum mortgage not to exceed statutory limit.

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Public reporting burden for this collection of information is estimated to average 27 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

This information collection involves an expanded information requirement for lenders that originate and service Section 203(k) mortgages. The purpose of the information is to help mitigate program abuses. The expanded information focuses on the loan origination process and required increased documentation and strengthened internal control procedures. Periodic reporting of the information is not required. The information also includes information that was voluntarily accepted by the 203(k) lending community. The information provides a more comprehensive basis for evaluating lender underwriting practices and thereby improves risk management of the 203(k) loan portfolio. Responses are required under Section 203(k) of the National Housing Act (12 U.S.C. 1703). No assurance of confidentiality is provided.

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**Note:** Mortgage Insurance Premium paid monthly; OTMIP does not apply.

ref: Handbook 4240.4 form HUD-92700 (12/98)