INCOME QUALIFYING - CONVENTIONAL LOANS FIXED-RATE, 90% OR LESS LTV

Monthly Gross Income: Long-Term Monthly Debt: Base salary Car payment Overtime Child support Bonuses Credit cards Commissions Other loans Other Other debts Total Total (Consider 5% payments on all revolving charges) Housing Expense-to-Income Ratio Stable Monthly Income Income Ratio Maximum Mortgage Payment (PITI) Total Debt Service Ration Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations Monthly Obligations Maximum Mortgage Payment (PITI) MAXIMUM MORTGAGE PAYMENT (PITI)___ Maximum PITI (less 10% of mortgage payment) (Insurance, taxes, PMI) Maximum Principal and Interest Payment

MAXIMUM LOAN AMOUNT (using calculator or interest factor tables)

INCOME QUALIFYING - CONVENTIONAL LOANS FIXED-RATE, MORE THAN 90% LTV

Monthly Gross Income:	Long-Term Monthly Debt:	
Base salary	Car payment	
AND THE STATE OF T	Child support	· · · · · · · · · · · · · · · · · · ·
	Credit cards	
	Other loans	
Other	Other debts	
Total	Total	
		(Consider 5% payments on al revolving charges)
	Housing Expense-to-Income Ratio	
	Stable Monthly Income	
Part of the second	Income Ratio	
	Maximum Mortgage Payment (PITI)	
	Total Debt Service Ratio:	
	Stable Monthly Income	
	Income Ratio	
-	Maximum Monthly Obligations	
	Maximum Monthly Obligations	
	Monthly Obligations	
	Maximum Mortgage Payment (PITI)	
MAXIMUM	1 MORTGAGE PAYMENT (PITI)	
	Maximum PITI	
	(less 10% of mortgage payment)	
	(Insurance, taxes, PMI)	
	Maximum Principal and Interest	
	Payment	
	MAXIMUM LOAN AMOUNT (usin	ng
	calculator or interest factor tables)	

INCOME QUALIFYING - CONVENTIONAL LOANS ADJUSTABLE-RATE, 90% OR LESS LTV

lonthly Gross Income:	Long-Term Monthly Debt:
Base salary	Car payment
Overtime	Child support
Bonuses	Credit cards
Commissions	Other loans
Other	Other debts
Total	Total
	(Consider 5% payments on revolving charges)
	Housing Expense-to-Income Ratiα
	Stable Monthly Income
	Income Ratio
	Maximum Mortgage Payment (PITI)
	Total Debt Service Ratio
V	Stable Monthly Income
-	Income Ratio
1	Maximum Monthly Obligations
	Maximum Monthly Obligations
	Monthly Obligations
	Maximum Mortgage Payment (PITI)
MA	XIMUM MORTGAGE PAYMENT (PITI)
	Maximum PITI
	(less 10% of mortgage payment)
	(Insurance, taxes, PMI)
8	Maximum Principal and Interest
	Payment
	MAXIMUM LOAN AMOUNT (using
	calculator or interest factor tables)

INCOME QUALIFYING - FHA-INSURED LOANS Income Ratio Method

Monthly Gross Income:	Long Town Monthly Dakts
ASSO 83	Long-Term Monthly Debt:
Base salary	Car payment
Overtime	Child support
Bonuses	Credit cards
Commissions	Other loans
Other	Other debts
Total	Total
	(Consider 5% payments on al revolving charges)
	Housing Expense-to-Income Ratio 29%
	Stable Monthly Income
	Income Ratio
	Maximum Mortgage Payment (PITI)
	Total Debt Service Ratio: 41%
7 <u></u>	Stable Monthly Income
	Income Ratio
	Maximum Monthly Obligations
	Maximum Monthly Obligations
S	Monthly Obligations
	Maximum Mortgage Payment (PITI)
	MAXIMUM MORTGAGE PAYMENT (PITI)
	Maximum PITI
	(less 10% of mortgage payment)
9 	(Insurance, taxes, MIP)
×	Maximum Principal and Interest Payment
2 	MAXIMUM LOAN AMOUNT (not to
	exceed regional mortgage amount
	limitations)

INCOME QUALIFYING - VA GUARANTEED LOANS

Monthly Gross Income:

Residual Income Method

Long-Term Monthly Debt:

Base salary		Car payment	
Overtime		Child support	
Bonuses		Credit cards	
Commissions	:	Other loans	
Other		Other debts	
Total		Total	
			(consider 5% payments
			on all revolving charges
All Taxes:			
Federal Income tax			
Social Security (7.65%)			
State Income tax			
Other Tax			
Total			
Total			
Income			
less:			
long-term debts			
5E2			
required reserves Total			
lotal			
	MANIMINA		
	MAXIMUM I	HOUSING EXPENSE	
		HOUSING EXPENSE	
	Total Housing Expense	HOUSING EXPENSE	ET.
	Total Housing Expense less 20% (taxes,	HOUSING EXPENSE	71
	Total Housing Expense less 20% (taxes, insurance, maintenance,	HOUSING EXPENSE	all a
	Total Housing Expense less 20% (taxes,	HOUSING EXPENSE	all E
	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities)		all E
	Total Housing Expense less 20% (taxes, insurance, maintenance,		A1
	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and	I Interest Payment	
	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and		.)
	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and	I Interest Payment	.)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and	I Interest Payment	.)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and	I Interest PaymentUNT (not to exceed lender limitations	.)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOR	I Interest PaymentUNT (not to exceed lender limitations	(a)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOR	UNT (not to exceed lender limitations to: 41% Stable Monthly Income)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Rations 1 (1997)	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio	.)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Rations 1 (1997)	UNT (not to exceed lender limitations to: 41% Stable Monthly Income	3)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Rations 1 (1997)	UNT (not to exceed lender limitations to: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations	5)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Rations 1 (1997)	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations	(1)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Ration 2 .41	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations Monthly Obligations	
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Ration 2 .41	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations	
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Ration 2 .41	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations Monthly Obligations Monthly Obligations Monthly Obligations Maximum Mortgage Payment (PI	
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Ration 2 .41	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations Monthly Obligations	
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Ration 2 .41	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations Monthly Obligations Monthly Obligations Maximum Mortgage Payment (PI RTGAGE PAYMENT (PITI)	
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Ration 2 .41	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations Monthly Obligations Monthly Obligations Monthly Obligations Maximum Mortgage Payment (PI RTGAGE PAYMENT (PITI) Maximum PITI	тт)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOU Total Debt Service Rati	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations Monthly Obligations Monthly Obligations Maximum Mortgage Payment (PI RTGAGE PAYMENT (PITI) Maximum PITI (less 10% of mortgage payment)	тт)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOUNT Total Debt Service Ration 2 .41	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations Monthly Obligations Maximum Mortgage Payment (PI RTGAGE PAYMENT (PITI) Maximum PITI (less 10% of mortgage payment) (Insurance, taxes, PMI)	тт)
ome Ratio Method	Total Housing Expense less 20% (taxes, insurance, maintenance, utilities) Maximum Principal and MAXIMUM LOAN AMOU Total Debt Service Rati	UNT (not to exceed lender limitations o: 41% Stable Monthly Income Income Ratio Maximum Monthly Obligations Maximum Monthly Obligations Monthly Obligations Monthly Obligations Maximum Mortgage Payment (PI RTGAGE PAYMENT (PITI) Maximum PITI (less 10% of mortgage payment)	тт)