NMLS #3254

# Premium Mortgage Corporation

Conventional Fixed Mortgage
Estimate for NY Purchase Transaction

[redacted] Date: June 8, 2025

| | | |
|---|---|---|
| **Loan Parameters** | | |
| Term in Years | | 30 |
| Interest Rate | | 7.000% |
| Annual Percentage Rate (APR) | | 7.161% |
| Origination Points | | % |
| Discount Points | | % |
| LTV | | 85.000% |
| Purchase Price/Appraised Value | | $400,000.00 / $400,000 |
| Mortgage Amount | | $ 340,000.00 |
| Subordinate Financing | | $ |
| | **Total Loan Amount (Mortgage Amount + Finance MI)** | $ 340,000.00 |
| **Monthly Payment** | | |
| Principal & Interest | | $ 2,262.03 |
| Principal & Interest on Second Mortgage | | $ |
| Property Taxes | | $ 711.08 |
| Homeowner's Insurance Estimate | | $ 75.00 |
| Monthly Mortgage Insurance | | $ 34.00 |
| Other (Flood Insurance, USDA Fee, ETC.) | | $ 0.00 |
| Homeowner's Association Dues (if applicable) | | $ |
| | **Total Monthly Payment** | **$ 3,082.11** |
| **Closing Costs** | | |
| Processing, Underwriting, Application | | $ 1,450.00 |
| Origination & Discount Points | | $ |
| Appraisal & Final Inspection | | $ 485.00 |
| Required Services (tax service, flood cert) | | $ 432.00 |
| Lender Title Insurance | | $ 1,527.00 |
| Title Services (endorsements, settlement agent fee, doc prep) | | $ 830.00 |
| Owner's Title Insurance | OPTIONAL/NOT REQUIRED | $ 616.00 |
| Recording Fees | | $ 400.00 |
| Mortgage Tax/Transfer Tax | | $ 2,525.00 |
| Personal Atty Fee | | $ 600.00 |
| ***Additional Brokerage Commission - Paid to:*** | | $ |
| | **Total Closing Costs** | $ **8,865.00** |
| **Escrow & Pre-Paid Items** | | |
| Homeowner's Insurance | (First Year) | $ 900.00 |
| Homeowner's Insurance Reserves | (**2** Months) | $ 150.00 |
| Property Taxes Reserves | (**12** Months) | $ 8,532.96 |
| Prepaid Daily Interest | (**15** Days) | $ 978.15 |
| Financed MI | Conventional MI | $ |
| Financed MI | VA Funding Fee | |
| Financed MI | FHA UFMIP | |
| Financed MI | USDA Guarantee Fee | |
| | **Total Escrow & Prepaid Items (Subtract Finance MI)** | $ **10,561.11** |
| **Total Funds Needed For Closing** | | |
| **Closing Costs** | | $ 8,865.00 |
| **Escrow & Prepaid Items** | | $ 10,561.11 |
| **Down payment** | | $ 60,000.00 |
| | **Subtotal** | $ 79,426.11 |
| | | $ |
| **Lender Credits** | | $ |
| | | $ |
| **Subordinate Financing – 2nd Mortgage** | | $ |
| | **Estimated Cash Needed For Closing:** | **$ 79,426.11** |

*The Information provided above does not constitute an application for a mortgage loan from Premium Mortgage Corporation. and is not a commitment to lend. Loan approval is subject to a complete application, with the borrower and the property meeting lender requirements. This is an estimate of the terms and costs associated with the loan for which you have inquired. The actual terms and costs will be disclosed at the time a formal application is taken. This is not a "Loan Estimate" as defined by the Real Estate Settlement Procedures Act (RESPA). Interest rates, fees and terms are subject to change.