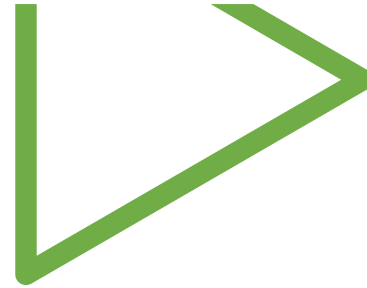


About Me

Nancy Zepeda

- Graduated with MBA in Finance from Lamar University in 2016
- I have worked in the banking Industry since I was 18 years old
- I am a mortgage lender with First Financial Bank.

- My goal is to show you mortgage and retirement tips for your future financial success



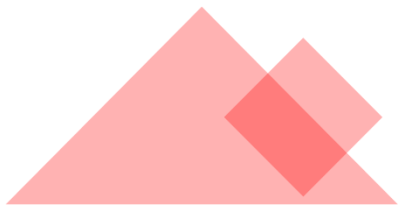
Types of Mortgage Loans

Conventional

First time Home Buyer-
conventional

First Time Home Buyer FHA

Veterans



Credit and Income requirements

- **Credit score of at least 620**
- **3 lines of credit and more than 6-month credit history**
- **No more than 2 dispute accounts on credit**
- **2-year history of employment**
- **Debt to income ratio under 50%**





Buying a House

- Sales Price 195,000.00
- 3 Bed 2 bath
- 1,180 sqft.
- 11365 Fairfield St
Beaumont TX 77713
- Taxes \$3,905.11
- Homeowners and
Windstorm Insurance
\$2,200.00

Payment and Mortgage Insurance

Estimated Monthly Payment

Principal & Interest:	\$836.22
Other/Secondary Financing (P & I):	\$
Homeowners Insurance:	\$183.33
Supplemental Property Insurance/Flood Ins.	\$
Real Estate Taxes:	\$325.42
Mortgage Insurance:	\$122.95
HOA Dues:	\$
Other:	\$0.00
Total Monthly Payment:	\$1,467.92

Closing Cost

- Bank fees \$900.05
- Title Fees \$2239
- Credit report \$100
- Appraisal \$600
- Attorney \$225
- Verification of Employment \$100
- Escrow Deposits \$3805.23
- Survey \$675

Estimated Funds Needed to Close

Purchase Price/Payoff:	\$195,000.00	Loan Amount:	\$189,150.00
Down Payment Amount:	\$5,850.00	Total Non-Borrower Paid Closing Costs:	\$
		FHA UFMIP/VA Funding Fee Financed:	\$
Total Estimated Closing Costs:	\$4,655.00	Other: LenderCredit	\$
		Other: SellerCredit	\$
Total Est. Reserves/Prepaid costs:	\$3,805.23	Other: Total Adj. & Other Credits	\$
Origination Credit	-\$	First Mortgage:	\$
Points-Discout/Escrow Waiver/Lock Extension	\$	Subordinate Financing/2nd Mtg:	\$
FHA UFMIP/VA Funding Fee:	\$	Closing Costs paid by B/L/A/O	\$
Total Costs:	\$203,460.23	Deposit Amount:	\$
		Total Credits:	\$189,150.00

Cash [To/From] Borrower (total cost – total credit): \$14,310.23

Mortgage Loan Calculator

<https://www.bankrate.com/calculators/mortgages/amortization-calculator.aspx>

calculator to see how these payments break down over your loan term.

<p>Mortgage amount</p> <input type="text" value="\$ 189,150"/>	<p>Monthly Payments</p> <p>\$ 836.22</p>
<p>Mortgage term in years</p> <input type="text" value="30"/>	<p>Total Principal Paid \$189,150</p>
<p>Or</p> <p>Term in months</p> <input type="text" value="360"/>	<p>Total Interest Paid \$111,890.99</p>
<p>Interest rate per year</p> <input type="text" value="3.375"/> %	<p>TODAY'S RATES</p>
<p>CALCULATE</p>	<p>Show amortization schedule</p>
<p>ADD EXTRA PAYMENTS</p>	<p>▼</p>