

FORMAT ONLY - TO BE
REPRODUCED LOCALLY

TO COMPUTE FEES IN A PURCHASE TRANSACTION

Step 1. Add the known dollar amounts for:

- A. Purchase Price _____
 - B. Repairs _____
 - C. Legal _____
 - D. Organizational _____
 - E. Title and Recording _____
 - F. Initial Deposit to the Reserve Fund
for Replacements, provided the Deposit
will be funded by the Purchaser _____
 - G. GNMA Fee (Mortgage-Backed Security) _____
 - H. Other Fees (Arch., Engineering, Insp.) _____
- TOTAL \$ _____

Step 2. Deduct the amounts of any Replacement Reserve which
will be purchased as an asset of the project.

RESULT \$ _____

Step 3. Multiply result from Step 2 by 85%.

PRODUCT _____

Step 4. Add the known percentages for the following:

- A. MIP _____
 - B. Permanent Financing Fee _____
 - C. Financing Fee (Initial Service Charge) _____
 - D. Exam Fee _____
 - E. Discounts, if Allowable _____
- TOTAL _____

Step 5. Multiply the sum from Step 4 by 85%.

PRODUCT _____

Step 6. Subtract the product from Step 5 from 100%.

RESULT _____

Step 7. Divide the product from Step 3 by the result
from Step 6. The quotient rounded down to the
nearest hundred becomes the mortgage amount.

\$ _____

Step 8. Compute the actual amount of the fees based on
the mortgage amount determined in Step 7.

- A. MIP _____
 - B. FNMA Fee _____
 - C. Financing Fee _____
 - D. Exam Fee _____
 - E. Discounts, if Allowed _____
- TOTAL \$ _____

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Appendix 13

Step 9. Add to the total derived from Step 8, the following:

- A. Legal and Organizational _____
- B. Initial Deposit to Reserve for Replacements _____
- C. Title and Recording _____
- D. GNMA Fee _____

TOTAL \$ _____
