

Know your monthly comfort zone.

Start with your own estimates. Replace them with property-specific taxes, insurance quotes and lender figures as they become available.

ITEM	YOUR ESTIMATE
Mortgage principal and interest	\$ _____
Property taxes (annual total divided by 12)	\$ _____
Homeowners / flood insurance (annual total divided by 12)	\$ _____
Mortgage insurance, if required	\$ _____
HOA / condominium dues, if applicable	\$ _____
Estimated monthly housing payment (sum above)	\$ _____
Utilities paid by the owner	\$ _____
Maintenance and replacement savings	\$ _____
Other recurring ownership costs	\$ _____
Total monthly ownership budget	\$ _____
Current monthly rent (for comparison)	\$ _____

Keep maintenance savings separate from the mortgage payment. If taxes, insurance or mortgage insurance are already included in a lender's total payment, do not add them again.

My comfortable monthly housing budget: \$ _____

For a multifamily purchase, prepare a separate property budget. Ask the lender how rent is considered and allow for vacancy, repairs and owner-paid expenses.

Plan the cash you will need.

Use itemized lender and attorney estimates. Keep your post-closing reserve separate from the money needed to complete the purchase.

ITEM	YOUR ESTIMATE
A. Down payment	\$ _____
B. Loan, title, attorney and other closing costs	\$ _____
C. Prepaid taxes, insurance, interest and initial escrow	\$ _____
D. Total purchase cash before credits (A + B + C)	\$ _____
E. Earnest money / deposit already paid	\$ _____
F. Confirmed lender or seller credits applied at closing	\$ _____
G. Confirmed assistance applied at closing	\$ _____
H. Estimated remaining cash to close (D - E - F - G)	\$ _____
I. Inspection, moving and other costs not included above	\$ _____
J. Money you choose to retain after closing	\$ _____
K. Cash still to have available (H + I + J)	\$ _____

Include only credits and assistance your lender confirms can be used. Do not count the same contribution twice. If you use an official Loan Estimate cash-to-close figure, it already accounts for the deposits and credits shown there.

This is a planning worksheet. Program restrictions, financed charges and transaction details can change the final calculation. Use the lender's Closing Disclosure and attorney's final figures for closing.

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[CFPB: Loan Estimate and estimated cash to close](#)

Scott Alvarez | Coldwell Banker Prime Properties

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