SINGLE-FAMILY DEVELOPMENT PRO-FORMA

Site Address: Lot 77 Howard St, Clearwater 33755

Purchase Assistance Program

TOTAL MONTHLY HOUSING EXPENSES

		OME FUNDS			
					Notes
LOAN Request - City of Clearwa	iter		\$	286,312.10	Loan Request amount total = Construction Costs(J14) + Soft Costs(J27
City Loan Closing Costs - Estim				3,655.03	
Developer Fee	0.0220			30,315.28	
TOTAL SOURCES OF FUN	VDS.		\$	316,627.38	
. C.AL COUNCED OF FOR			Ψ	0.10,021.30	
ACQUIRITION AND CONO	TRUCTION				
Acquisition Price and Carrying			\$	22,500.00	Paid by TBNHS, to be reimbursed (from proceeds at sale) not part of loa
Acquistion Price and Carrying Costs Construction, Tree Removal & Hard Cost Contingency			\$	252,627.32	raid by raining, to be reinibursed (nom proceeds at sate) not part or to
Subtotal			\$	275,127.32	
GENERAL DEVELOPMEN	T SOFT COSTS				
Builders Risk & Insurance			\$	2,860.00	Billion III 60 Community of the standard standar
Building Permit Fees, Impact F	ees		\$	5,350.00	Reimbursed by City from separate funds; not part of the loan and subot
As Built Appraisal	pording HOW etc.)	Dd at agle, not drawn from loon	\$	550.00	
Closing as Seller (title, red Marketing Costs - Realton		Pd at sale, not drawn from loan Pd at sale, not drawn from loan	*	0.00	
	_	i u at sale, not drawn nom loan	\$	3,900.00	
Other (list): Electric, water, s	ewer, mowing, maint		Ф	1,500.00	
Separation of title and Platting				650.00	
Boundary, Topo and Tree Survey, Tie-in Survey					
Security alarm & wi fi fees				0.00	Not part of cubtotal or loss
Soft Costs Contingency (unexpected)			\$	740.50	Not part of subtotal or loan
Subtotal			\$	9,460.00	
DEVELOPER FEE 129	6 30,315.28		\$	30,315.28	Const & Hard Cost Contingency
22.2201 EII 127	. 00,010.20	Paid at sale, not drawn from loan	*	0.00	Solida A luru Good Containguing
		aid at said, not drawn nom loan		0.00	
TOTAL PROJECT COST			\$	314,902.60	
FSTIMATED AS BUILT AP	PRAISAI /SAI ES PRICE	(w/out land if property land bank)	\$	342,000.00	
		(mout and a property land barny	Ψ	072,000.00	
SALES PRO-FORMA (Sale	to Buyer 80% AMI)				
A. Sales Price					
(Based on estimated as built	appraisal w/out land, if land l	bank property)	\$	342,000.00	can't be higher than \$
(,,	•		\$342,000.00
B. Estimated Closing Costs					
Loan Fees:	Appraisal		\$	\$525.00	
	Credit Report		\$	\$14.00	
	Processing/Underwritin	ø	\$	\$895.00	
Prepaids & Reserves:	Prepaid interest & insura		\$	\$1,404.00	
repulus a reserves.	Mortgage Insurance Premium Escrows		\$	\$0.00	
			\$	Ψ0.00	
Title 9 Decording	ESCIOWS				
Title & Recording			\$		
Other Services			\$	#0 000 00	
Subtotal			\$	\$2,838.00	
C. New Total to Buyer	80% AMI		\$	344,838.00	
D. Estimated Lender Mortgage					
(30 yrs@ 5.09% interest)				250,580.00	
,, 5.00%tores	,		\$		
				14,808.00	
E. Difference to be Funded (C-D)			\$,	
Buyer's down payment (minimum, 1% of A)				\$3,420.00	
City of Clearwater (Max \$45,000)				\$75,000.00	
City of Clearwater Grant - additional \$15,000 if needed				Ψ70,000.00	
Other				\$13,000.00	
TOTAL FUNDING BY BUYER				\$91,420.00	
	AFFORDA	ABILITY ANALYSIS			
		ing Expenses Estimate)			
Mortgago novement (Drinnin)	ad Interest\		4	44.000.75	
Mortgage payment (Principle and Interest)			\$	\$1,663.75	
Property taxes				\$356.25	
Insurance Purchase Assistance Program				\$99.75 \$0.00	Deferred for 5 yrs, then pmt for 20 yrs
ULLITASE ASSISTANCE PROGRAM				\$0.00	Detened for a vis. then DIDLIOF ZUVIS

\$0.00 Deferred for 5 yrs, then pmt for 20 yrs

\$ \$2,119.75