

# Greater Minnesota Housing Fund Gap Loan Calculation Program

**CHANGE YELLOW VARIABLES ONLY!!**

(1) Sale Price	\$ 120,000
(2) Gross HH Income	\$ 31,000
(3) Family Size	4
(4) Savings/Equity Proceeds	\$ -

Family Size	1	2	3	4	5	6	7	8
Multiplier	0.7	0.8	0.9	1	1.08	1.16	1.24	1.32
Median Inc.	\$ 46,200	\$ 52,800	\$ 59,400	\$ 66,000	\$ 71,280	\$ 76,560	\$ 81,840	\$ 87,120
80% of Median	\$ 36,960	\$ 42,240	\$ 47,520	\$ 52,800	\$ 57,024	\$ 61,248	\$ 65,472	\$ 69,696
60% of Median	\$ 27,720	\$ 31,680	\$ 35,640	\$ 39,600	\$ 42,768	\$ 45,936	\$ 49,104	\$ 52,272

RESULTS:	
<b>(27) GAP AMOUNT</b>	<b>\$ 15,000</b>

Based on income and sale price as calculated below, not to exceed \$15,000

CALCULATION SCHEDULE:	
Family of	4
Median Income	\$ 66,000
80% of Median	\$ 52,800

(Maximum family income to qualify for gap assistance)

### Mortgage Calculation (Front ratio only):

(5) Mortgage Product	CASA
(6) Interest Rate	5.75%
(7) Term	30
(8) Housing Expense Ratio	25%
(9) Annual Taxes	\$ 1,500
(10) Annual Insurance	\$ 500
(11) Monthly Private Mortgage Insur.	\$ -
(12) Monthly Payment Assistance	enter as (neg) \$ (60)
(13) Closing Costs	3.0%
(14) Minimum PI	\$ 539
(15) Minimum PITI	\$ 706
(16) Minimum Mortgage Amount	\$ 92,391

### Gap Calculation:

(17) Purchase Price	\$ 120,000
(18) Plus Closing Costs	\$ 2,772
(19) Less First Mortgage Amount	\$92,391
(20) Less Homebuyer Downpayment	\$ 1,200
(21) Less ECHO/HAF Assistance	\$ 8,000
(22) Less Other Assistance Funds	\$ -
(23) Less Equity/Savings	\$ -
<b>(24) Calculated Gap Loan Amount</b>	<b>\$ 21,181</b>

### Buyer Funds Required:

(20) Buyer Downpayment	\$ 1,200
(23) Equity/Savings	\$ -
(25) Prepaids	\$ 600
<b>(26) Total Buyer Funds</b>	<b>\$ 1,800</b>

### Applicant Information

Applicant Name(s)  
Property Address  
City, State, ZIP