**First Time Home Buyer (FTHB) Financing Worksheet**

**BUYER NAME:**

1. **PURCHASE PRICE (must not exceed max sales price limit per type of home):**

2. **FTHB Down Payment Assistance Requested:**
   - (Up to 20% of the sales price, not to exceed $75,000. Minimum FTHB amount is $1,500.)

**FINANCING:**

3. **First Trust Deed Amount (Base Loan Amount Excluding Financed MI):**

4. **FTHB Loan Amount:**

5. **Funding from Other Assistance Programs**

6. **Total Funding** (add lines 3, 4 and 5) (not to exceed the purchase price amount)

Please complete the following, giving best estimate and matching Good Faith Estimate (GFE) figures:

7. **First Mortgage Interest Rate:**

8. **First Mortgage Loan Type (FHA, VA, Cal-HFA, Conventional):**

9. **Term of Loan (in months):**

**1st TRUST DEED:**

10. **Base 1st Mortgage Amount**

11. **Additional Amount Financed (PMI, funding fees, etc.)**

12. **First Trust Deed Total** (add lines 10 and 11)

**DOWNPAYMENT:**

13. **Downpayment from Buyer**

14. **Downpayment from Other Ass't Programs** (List other Programs & Amounts on pg. 2)

15. **Downpayment from FTHB Assistance**

16. **Total Down Payment** (add lines 13, 14 and 15)

**CLOSING COSTS:**

17. **Closing Costs Paid by Buyer**

18. **Closing Costs Paid by Seller**

19. **Closing Costs financed in Loan (PMI, etc.)**

20. **Closing Costs Paid by FTHB Assistance**

21. **Closing Costs Paid by other Ass't Programs** (List other Programs & Amounts on pg. 2)

22. **Total Closing Costs** (add lines 17 thru 21)

**BUYER ACKNOWLEDGEMENT**

I/we have reviewed and understand the FTHB 4 form.

X

(Buyer(s) Signature(s)) (Date)

**LENDER CERTIFICATION**

The amounts above indicate my best possible estimate at this time.

X

(Lender Signature) (Date)

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### ALL ASSISTANCE PROGRAMS: (including the FTHB Assistance)

<table>
<thead>
<tr>
<th>POSITION</th>
<th>NAME OF PROGRAM</th>
<th>Loan or Grant</th>
<th>PORTION TOWARD DOWN PAYMENT</th>
<th>PORTION TOWARD CLOSING COSTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd</td>
<td>FTHB</td>
<td>Loan</td>
<td></td>
<td>N/A</td>
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<tr>
<td></td>
<td>Riverside County EDA</td>
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</tbody>
</table>

**TOTAL:** $ -  $ -  $ -

**LENDER CERTIFICATION**

The amounts above indicate my best possible estimate at this time.

(Lender Signature)  (Date)
# PROGRAM RATIO WORKSHEET

**MONTHLY INCOME:**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Base Income</th>
<th>Other Income (Overtime, Bonuses, Commissions, etc.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
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<td>#2</td>
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<tr>
<td>#4</td>
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<td></td>
</tr>
</tbody>
</table>

**TOTAL MONTHLY INCOME:**

5. **BASE INCOME** (add lines 1a, 2a, 3a and 4a)

6. **OTHER INCOME** (add lines 1b, 2b, 3b and 4b)

7. **MONTHLY ASSET INCOME**
   *(if borrower has total assets > $5000, multiply by 0.09% and divide by 12)*

8. **TOTAL INCOME** (add lines 5, 6 and 7)

9. **TOTAL ANNUAL INCOME**
   Ratios: Please include the MCC credit in calculating the ratios, if receiving the MCC credit.

**Proposed Monthly Payments**

Borrower's Primary Residence *(Subtract the MCC credit from the Monthly Housing Expense)*

10. First Mortgage P & I :

11. Second Mortgage P & I *(if applicable):*

12. Hazard/Fire Insurance:

13. Taxes *(Per County Tax Roll to include special assessments):*

14. Mortgage Insurance:

15. HOA Dues:

16. Flood Insurance/Other:

17. **Primary Housing Expense** *(add lines 9 thru 16):*

18. Monthly MCC Credit Amount:

19. **Total Primary Housing Exp.** *(line 17 minus line 18):*

**Monthly Housing Expense**

20. Total Primary Housing Expense *(from line 19)*

**Monthly Household Income**

21. Total Gross Monthly Income *(from line 8)*

22. Front End Ratio "Housing Ratio" *(line 20 divided by line 21)*

23. Total monthly liabilities *(FTHB-2 amount on page 4 + Line 20 above)*

24. DTI - maximum 45% *(line 23 divided by line 21)*

**BUYER ACKNOWLEDGEMENT**

Buyer Signature  
Date

**LENDER CERTIFICATION**

Lender Signature  
Date

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Front end ratio minimum: 25%
Front end ratio maximum: 35%

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Updated as of: 09/27/2019