YOUR HOMEBUYER BUDGET GUIDE

BUDGET BEYOND YOUR DOWN PAYMENT

Plan for the purchase. Make room for life.

01 Plan for the purchase

Closing is when you finish the purchase paperwork and payments. Some costs are due before that day. Use this guide to plan for both.

Down payment

The part of the home price you pay with your own money instead of borrowing. Your lender, the company providing your home loan, can tell you how much you need.

Closing costs

Fees for getting your loan and completing the sale. Ask for a list of each charge. The title company helps handle the closing paperwork and payments.

Money paid early

Earnest money is a deposit paid after your offer is accepted. An agreed option fee pays for a set time to cancel under your contract. Ask when each payment is due.

Insurance & taxes

You may pay some insurance, taxes and interest upfront. Your lender may also collect money for an escrow account: money held to pay future tax and insurance bills.

Other home costs

An inspection checks the home's condition. An appraisal estimates its value. A survey shows property boundaries. A homeowners association (HOA) may charge fees. Ask which costs apply to your home.

Your down payment is only part of the budget.

"Cash to close" means the money you still need to bring on closing day. It accounts for your down payment, costs, deposits already paid and agreed help with costs. Ask your lender or title company for your amount.

Your costs will depend on your home, loan and agreement. Ask for estimates before you commit.

BEYOND CLOSING DAY

A home that fits your life.

Plan for the monthly payment, the move and the money you want left in savings.

Monthly housing

Plan for your loan payment, taxes, insurance, any HOA fees, utilities and repairs. Some loans also require mortgage insurance. Ask what your payment includes so you do not count anything twice.

Moving & setup

Set aside money for movers, starting utility service, appliances, furniture and needed repairs. Decide what you need right away and what can wait.

Savings cushion

Keep some money in savings after you buy. It can help cover surprise repairs or other emergencies. Choose an amount that makes you feel comfortable.

ASK YOUR LENDER

- What is my total monthly payment, and what does it include?
- What is due before closing and at closing?
- Which costs could change?
- Is anyone helping pay my costs? What do I need to qualify?

TANGE'S TIP

Choose a payment that leaves room for the rest of your life. Being approved for more does not mean you need to spend more.

A few words made simple

Credits: Money a seller, lender or another approved source agrees to put toward your costs.

Cash to close: What you still need to pay on closing day.

Savings cushion: Money you keep after the purchase for repairs and emergencies.

Let's build a homebuying plan that fits your life.

LET'S TALK ABOUT YOUR MOVE

Visit TangeWilliams.com/buyers

What will it cost?

02 Build your budget, one line at a time.

Ask the people listed below for estimates. Write each cost only once. Enter $0 if a cost does not apply. These boxes do not add the numbers for you.

COST TO PLAN FOR	WHO CAN HELP	ESTIMATE
1 Down payment	Lender	$
2 Loan and closing paperwork fees	Lender / title company	$
3 Upfront taxes, insurance, interest and escrow	Lender / title company	$
4 Home inspection, appraisal and survey	Tange / lender / providers	$
5 HOA fees and any other purchase costs	Title company / HOA	$
6 Any fee I agreed to pay my buyer's agent	Tange	$
7 Moving and getting the home ready	My estimates	$
8 Money I want to keep in savings afterward	My choice	$
9 TOTAL: add lines 1 through 8		$
10 Confirmed help paying my costs	Lender / title company	$
11 MY BUDGET: line 9 minus line 10		$

For line 10: Only subtract help your lender or title company has confirmed. Do not subtract it again if your estimates already include that help.

Avoid counting the same money twice.
Earnest money is part of what you pay toward the purchase, not an extra cost. The same applies to an option fee credited at closing. Ask your lender or title company to check your worksheet.

Your budget includes moving and savings. It is not your closing-day payment.