

**Affordable Sales Price Calculation: Low = 65% Median
(Attached Home with HOA)**

Low Income Units 2009: 30 year loan @ 5.5%

Affordability target:

Eligibility limit:

	<u>3BR</u>	<u>2BR</u>	<u>1BR</u>
Number of bedrooms			
Household size (for calculation purposes)	4 persons	3 persons	2 persons
Median income for household size (see chart below)	96,800	87,100	77,450
Median income reduced to affordability target shown above	62,920	56,615	50,340
Monthly income (annual income divided by 12)	5,240	4,720	4,200
33% Housing-expense-to income ratio	1,730	1,560	1,390
Breakdown of monthly housing expense			
Property Tax (estimated @ 1.25% of sales price)	225	205	180
Homeowners Association Dues (estimated)	225	200	200
Mortgage Insurance (estimated at 75 basis points)	125	115	100
Debt Service on home purchase financing (P & I)	<u>1,155</u>	<u>1,040</u>	<u>910</u>
Total Housing Expense	1,730	1,560	1,390
Financing -- assuming 30-year, fixed-rate mortgage			
Rate (current prevailing rate / to be updated at completion)	5.50%	5.50%	5.50%
Term (months)	360	360	360
Loan amount	203,400	183,200	160,300
Loan-to-value ratio	95%	95%	95%
Purchase price	<input type="text" value="214,100"/>	<input type="text" value="192,800"/>	<input type="text" value="168,700"/>
Downpayment	10,700	9,600	8,400
Estimated closing costs (@ 4%)	<u>8,600</u>	<u>7,700</u>	<u>6,700</u>
Estimated cash required for downpayment plus closing costs	19,300	17,300	15,100

<i>FY2009 Marin County HUD Median Family Income effective 3/19/2009</i>		
<i>HH Size</i>	<i>Median</i>	<i>80%</i>
1 person	\$67,750	\$54,200
2 persons	\$77,450	\$61,960
3 persons	\$87,100	\$69,680
4 persons	\$96,800	\$77,440