



Pepper P.
Member since 1998

HOW MUCH WILL IT COST TO BE A HOMEOWNER? KNOW YOUR NUMBERS!
USE THE STEPS OUTLINED BELOW TO SEE IF YOU CAN AFFORD TO BUY A NEW HOME.

“WHEN I DECIDED TO BUY MY FIRST HOME, I CONTACTED WRIGHT-PATT. I HAD EVERYTHING THERE ALREADY – CHECKING, SAVINGS, LOANS – SO I CALLED AND WAS CONNECTED WITH BRYAN SUTHERLAND. HE EXPLAINED THE DIFFERENT TYPES OF LOANS AND WE PICKED OUT THE BEST TYPE FOR ME. BRYAN KEPT ME INFORMED ABOUT WHAT WAS GOING ON, AND HE TOOK CARE OF EVERYTHING. I FELT GREAT THROUGHOUT THE PROCESS.”

STEP 1: DETERMINE YOUR ESTIMATED MAXIMUM MONTHLY MORTGAGE PAYMENT (Including taxes, insurance, and mortgage insurance)

To determine the maximum mortgage payment you may be able to afford, use 33% of your monthly gross income as a guide. (Gross income is the amount you make before taxes.) This number will help you determine an accurate maximum payment if your debts do not exceed 10% of your gross income. If your monthly debts are more than 10% of your income, your lender can help you estimate your maximum payments.

Example: \$3,000 Monthly Gross Income x 0.33 = \$1,000 Maximum Mortgage Payment (if your debts do not exceed \$300 per month)

YOUR NUMBERS

Your Monthly Gross Income \$ _____ x 0.33 = Your Maximum Mortgage Payment \$ _____

STEP 2: UNDERSTAND ADDITIONAL COSTS

Estimate that it will cost about 1% of the purchase price per year to maintain your home.

Example: For a \$200,000 home you should budget approximately \$2,000 per year, or \$170 per month for maintenance

Your Estimated Purchase Price \$ _____ x 0.01 = \$ _____

You will also need to plan for utilities such as gas, electric, water, sewage, cable, and telephone. Additionally, condominiums and co-ops often have regular maintenance fees. Keep in mind that if you are currently renting, your utility costs will likely increase if you move into a larger home.

YOUR NUMBERS

Your Estimated Utilities/Maintenance \$ _____

STEP 3: HOW MUCH WILL IT COST?

Start with your gross monthly income, and then subtract your maximum mortgage payment (from Step 1) and estimated maintenance and utilities (Step 2).

Example: \$3,000 Monthly Gross Income - \$1,000 Mortgage Payment - \$400 Maintenance/Utilities = \$1600

YOUR NUMBERS

Your Monthly Gross Income \$ _____ - Maximum Mortgage Payment \$ _____ - Maintenance/Utilities \$ _____ = \$ _____



FIRST-TIME HOMEBUYER

STEP 4: TEST THESE NUMBERS FOR SIX MONTHS

To see how these costs will affect your finances, subtract your current rent and utilities from the total estimated costs of homeownership in Step 3.

Example: \$1600 Total Monthly Costs - \$700 Current Rent/Utilities = \$900 difference

YOUR NUMBERS

Total Monthly Costs \$_____ - Current Rent/Utilities \$_____ = \$_____

Open a new Wright-Patt TrueSaver account and deposit this difference each month to see how it will affect your finances.

STEP 5: KEEP YOUR FUTURE PRIORITIES IN MIND AND REMEMBER TO PLAN FOR THE UNEXPECTED

- What are your needs for your new home – furniture, lawn equipment, a barbecue grill?
- Is a new car in your future?
- Do you plan to have children?
- How long could you survive financially if you lost your job?

THE NEXT STEP: GET PRE-QUALIFIED

The best way to know how much home you can truly afford is to get pre-qualified. Once you have decided you can afford to buy a home, contact our mortgage lenders to see how to make your dream home a reality!

CALL TODAY!

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