Lend2USA

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TMI Homebuyer Worksheet

Know your TRUE monthly cost before you fall in love with a home.

Property Address:	

COST ITEM	ANNUAL AMOUNT	MONTHLY (÷ 12)
T — TAXES What you pay to the county/city each year		
Annual Property Tax *Find on county appraisal district website*	$	Monthly (annual / 12) $
M — MAINTENANCE Budget 1% of purchase price per year for repairs and upkeep		
Purchase Price x 1% *e.g. $250,000 home = $2,500/year*	$	Monthly (annual / 12) $
I — INSURANCE Homeowners insurance — get a quote before making an offer		
Annual Insurance Premium *Call your insurance agent for a quote*	$	Monthly (annual / 12) $
TMI TOTAL (T + M + I) = Your monthly tax, maintenance & insurance combine		**TOTAL $**

Quick Reference:

T — Look up the annual tax bill on the county appraisal district website. Divide by 12.

M — Take the purchase price and multiply by 1%. That's your yearly budget. Divide by 12.

I — Ask your insurance agent for a homeowners quote on the property. Divide by 12.

My TRUE Monthly Housing Cost:

Monthly Mortgage Payment + TMI Total = TRUE Monthly Cost

Mortgage $	+	TMI $	=	TRUE Total $

Notes:

FREE CONSULTATION

Want help reviewing your numbers?

No pressure. Just honest guidance to help you make the right move.

https://calendly.com/lend2usa/15min

Or take the PEACE Test to see if you're ready to buy:

Take the PEACE Test

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Mortgage Loan Originator, NMLS 180100, Novus Home Mortgage, a division of Ixonia Bank, NMLS 423065, Equal Housing Lender.

This worksheet is for educational purposes only and does not constitute financial advice.