

Home Mortgage Planner

How Much Home Can We Afford?

How much home can you afford? A lender will give you preapproval for the maximum monthly mortgage based on your debt to income ratio (DTI) but this number doesn't take into consideration your *future* budget. Work through these questions to get a better estimate of your net income and typical expenses that come with homeownership.

Cost

Do I have any big expenses that I will be making over the next 5-7 years?

_____ Repairing or purchasing a car(s)

_____ Buying a washer and dryer

_____ Will you be adding people/children to your household?

_____ Specific to the home: replacing the roof, appliances, repairing/replacing a/c or boiler, etc. (these are all relative to the home so just revisit)

Do I have any future monthly expenses?

_____ What are the state taxes that will be taken out of your paycheck?

_____ What medical insurance expenses will be taken out of your paycheck?

_____ Are the property taxes higher in some areas around the hospital than in others?

_____ What are the average utilities on a home with X square footage in your area?

_____ Do you have to pay for private garbage and recycle?

_____ What are the property taxes of the home? (divide yearly by 12 for monthly cost)

_____ What is the cost of home insurance? (include security system or flood insurance)

Quarterly Maintenance is typically for renting or buying. Likely expenses:

_____ Changing A/C return filters

_____ Water filters on the refrigerator or whole house filter (not common)

_____ Yard maintenance

Yearly maintenance:

_____ Pressure washing

_____ Fence repair and paint/stain

_____ Deck repair

_____ HOA fees

_____ Other

Other Notes: