

**Riverside County  
Economic Development Agency  
5555 Arlington Avenue  
Riverside, CA 92504  
951-343-5469**

**First Time Home Buyer (FTHB) Financing Worksheet**

**BUYER NAME:** \_\_\_\_\_

1. PURCHASE PRICE (must not exceed max sales price limit per type of home): 1 \_\_\_\_\_  
 2. **FTHB Down Payment Assistance Requested :** 2 \_\_\_\_\_

*(Up to 20% of the sales price, not to exceed \$75,000. Minimum FTHB amount is \$1,500.)*

**FINANCING:**

3. First Trust Deed Amount (Base Loan Amount Excluding Financed MI): 3 \_\_\_\_\_  
 4. FTHB Loan Amount: 4 \_\_\_\_\_  
 5. Funding from Other Assistance Programs 5 \_\_\_\_\_  
 6. **Total Funding** (add lines 3, 4 and 5) (not to exceed the purchase price amount) 6 \$ \_\_\_\_\_ -

Please complete the following, giving best estimate and matching Good Faith Estimate (GFE) figures:

7. First Mortgage Interest Rate: 7 \_\_\_\_\_ %  
 8. First Mortgage Loan Type (FHA, VA, Cal-HFA, Conventional): 8 \_\_\_\_\_  
 9. Term of Loan (in months): 9 \_\_\_\_\_

**1st TRUST DEED:**

10. Base 1st Mortgage Amount 10 \_\_\_\_\_  
 11. Additional Amount Financed (PMI, funding fees, etc.) 11 \_\_\_\_\_  
 12. **First Trust Deed Total** (add lines 10 and 11) 12 \$ \_\_\_\_\_ -

**DOWNPAYMENT:**

13. Downpayment from Buyer 13 \_\_\_\_\_  
 14. Downpayment from Other Ass't Programs (List other Programs & Amounts on pg. 2) 14 \_\_\_\_\_  
 15. Downpayment from FTHB Assistance 15 \_\_\_\_\_  
 16. **Total Down Payment** (add lines 13, 14 and 15) 16 \$ \_\_\_\_\_ -

**CLOSING COSTS:**

17. Closing Costs Paid by Buyer 17 \_\_\_\_\_  
 18. Closing Costs Paid by Seller 18 \_\_\_\_\_  
 19. Closing Costs financed in Loan (PMI, etc.) 19 \_\_\_\_\_  
 20. Closing Costs Paid by FTHB Assistance 20 \$ \_\_\_\_\_ -  
 21. Closing Costs Paid by other Ass't Programs (List other Programs & Amounts on pg. 2) 21 \_\_\_\_\_  
 22. **Total Closing Costs** (add lines 17 thru 21) 22 \$ \_\_\_\_\_ -

**BUYER ACKNOWLEDGEMENT**

I/we have reviewed and understand the FTHB 4 form.

\_\_\_\_\_  
 x

(Buyer(s) Signature(s))

\_\_\_\_\_

(Date)

**LENDER CERTIFICATION**

The amounts above indicate my best possible estimate at this time.

\_\_\_\_\_  
 x

(Lender Signature)

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\_\_\_\_\_

(Date)

**FINANCING WORKSHEET**

**ALL ASSISTANCE PROGRAMS:** (including the FTHB Assistance)

	AMOUNT	(Dollar Amount) PORTION TOWARD DOWN PAYMENT	(Dollar Amount) PORTION TOWARD CLOSING COSTS:
<b>2nd POSITION</b>			
NAME OF PROGRAM:	FTHB		
Loan or Grant:	Loan		N/A
FUNDING SOURCE	Riverside County EDA		

<b>3rd POSITION</b>			
NAME OF PROGRAM:			
Loan or Grant:			
CITY/COUNTY/STATE:			

<b>4th POSITION</b>			
NAME OF PROGRAM:			
Loan or Grant:			
CITY/COUNTY/STATE:			

<b>5th POSITION</b>			
NAME OF PROGRAM:			
Loan or Grant:			
CITY/COUNTY/STATE:			

<b>6th POSITION</b>			
NAME OF PROGRAM:			
Loan or Grant:			
CITY/COUNTY/STATE:			

**TOTAL:** \$ -      \$ -      \$ -

**LENDER CERTIFICATION**

The amounts above indicate my best possible estimate at this time.

\_\_\_\_\_  
(Lender Signature)

\_\_\_\_\_  
(Date)

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## PROGRAM RATIO WORKSHEET

**MONTHLY INCOME:**

	<b>Base Income</b>	<b>Other Income</b> (Overtime, Bonuses, Commissions, etc.)
Applicant #1	1a <input style="width: 100%;" type="text"/>	1b <input style="width: 100%;" type="text"/>
Applicant #2	2a <input style="width: 100%;" type="text"/>	2b <input style="width: 100%;" type="text"/>
Applicant #3	3a <input style="width: 100%;" type="text"/>	3b <input style="width: 100%;" type="text"/>
Applicant #4	4a <input style="width: 100%;" type="text"/>	4b <input style="width: 100%;" type="text"/>

**TOTAL MONTHLY INCOME:**

<b>5. BASE INCOME</b> (add lines 1a, 2a, 3a and 4a)	<b>5</b>	<b>\$</b>	<input style="width: 90%;" type="text" value="-"/>
<b>6. OTHER INCOME</b> (add lines 1b, 2b, 3b and 4b)	<b>6</b>	<b>\$</b>	<input style="width: 90%;" type="text" value="-"/>
<b>7. MONTHLY ASSET INCOME</b> <i>(if borrower has total assets &gt; \$5000, multiply by 0.09% and divide by 12)</i>	<b>7</b>		<input style="width: 90%;" type="text"/>
<b>8. TOTAL INCOME</b> (add lines 5, 6 and 7)	<b>8</b>	<b>\$</b>	<input style="width: 90%;" type="text" value="-"/>
<b>9. TOTAL ANNUAL INCOME</b>	<b>9</b>	<b>\$</b>	<input style="width: 90%;" type="text" value="-"/>

**Ratios: Please include the MCC credit in calculating the ratios, if receiving the MCC credit.**

**Proposed Monthly Payments**

Borrower's Primary Residence (Subtract the MCC credit from the Monthly Housing Expense)

10. First Mortgage P & I :	10	<input style="width: 90%;" type="text"/>
11. Second Mortgage P & I (if applicable):	11	<input style="width: 90%;" type="text"/>
12. Hazard/Fire Insurance:	12	<input style="width: 90%;" type="text"/>
13. Taxes (Per County Tax Roll to include special assesments):	13	<input style="width: 90%;" type="text"/>
14. Mortgage Insurance:	14	<input style="width: 90%;" type="text"/>
15. HOA Dues:	15	<input style="width: 90%;" type="text"/>
16. Flood Insurance/Other:	16	<input style="width: 90%;" type="text"/>
<b>17. Primary Housing Expense</b> (add lines 9 thru 16):	17	<b>\$</b> <input style="width: 90%;" type="text" value="-"/>
18. Monthly MCC Credit Amount:	18	<b>\$</b> <input style="width: 90%;" type="text" value="-"/>
<b>19. Total Primary Housing Exp.</b> (line 17 minus line 18):	19	<b>\$</b> <input style="width: 90%;" type="text" value="-"/>

**Monthly Housing Expense**

20. Total Primary Housing Expense (from line 19)	20	<b>\$</b>	<input style="width: 90%;" type="text" value="-"/>
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**Monthly Household Income**

21. Total Gross Monthly Income (from line 8)	21	<b>\$</b>	<input style="width: 90%;" type="text" value="-"/>
22. Front End Ratio "Housing Ratio" (line 20 divided by line 21)	22		<b>#DIV/0!</b>
23. Total monthly liabilities (FTHB-2 amount on page 4 + Line 20 above)	23		<input style="width: 90%;" type="text"/>
24. DTI - maximum 45% (line 23 divided by line 21)	24		<b>#DIV/0!</b> %

**BUYER ACKNOWLEDGEMENT**

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Buyer Signature	Date
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**Front end ratio minimum: 25%**  
**Front end ratio maximum: 35%**

**LENDER CERTIFICATION**

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Lender Signature	Date
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