

Your Home-Buying Budget Worksheet

A simple worksheet to see what you can comfortably afford — including the costs beyond the price tag. Print it and fill it in.

You may be closer to owning than you think. Fill in the blanks below to get a realistic picture of what you can comfortably afford — then a lender can pinpoint the exact numbers.

SECTION A

Your monthly picture

What's coming in, and what's already going out each month.

Take-home monthly income	\$
Current housing payment (rent)	\$
Car, student loan & other loan payments	\$
Credit card minimum payments	\$

A monthly home payment you'd feel good about

Many lenders look for total housing costs near 28% of gross monthly income \$

SECTION B

Cash you'll need up front

The one-time costs of getting into a home.

Down payment

Often 3-20% of the price — and sometimes less

\$

Closing costs

Roughly 2-5% of the purchase price

\$

Home inspection

Typically around \$300-\$500

\$

Moving & setup

\$

Reserves / cushion

A little extra set aside for peace of mind

\$

Total cash needed up front

\$

SECTION C

Your rough price range

Based on your comfortable payment and the cash you have on hand, a lender can turn these numbers into a real price range. Want a trusted local lender? Just ask.

A target price to aim for

\$

QUICK REFERENCE

- **Down payment** — the cash you put toward the price up front. Many first-time buyers put down far less than 20%.
- **Closing costs** — lender, title, and related fees paid at closing, usually 2-5% of the price.
- **Earnest money** — a good-faith deposit made when your offer is accepted; it counts toward your costs at closing.
- **Reserves** — savings left over after closing. A cushion keeps a new home from feeling tight.

Logan Mango is a licensed REALTOR®, not a mortgage lender or financial advisor. The ranges above are general estimates for planning only — a licensed lender will confirm the numbers that apply to you.

Logan Mango · REALTOR®, State of Michigan · License #6501462462 · RE/MAX Dynamic, 7495 N Telegraph Rd, Monroe, MI 48162
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