

Affordable Resale Amount Housing Cost Calculation

County:	Los Angeles	
Address:	612 E. Carson St., Unit 302, Carson, CA 90745	
Unit Size:	1 Bedroom / Condo	
Household Size	2 Persons	
Moderate AMI ¹ :	\$	70,400
Affordable Sales Price ²	\$	309,200
Down payment	\$	10,822
Agency 2nd ³		N/A
Annual Int. Rate ⁴		2.5%
Amortization Term (Years)		30
Payments Per Year		12
1st Trust Deed Payment ⁵	\$	298,378
P&I		1,179
Taxes ⁶		322
Utilities ⁷		76
Insurance		60
HOA ⁸		416
Maximum Affordable Housing Cost	\$	2,053

Explanations:

¹ Source: California Department of Housing and Community Development for 2021 Limits effective April 26, 2021. Calculated Moderate Median Limit Published Amount of \$64,000 x 110%

² Assumes a 3.5% down payment of resales price

³ N/A - if no Agency second

⁴ Based on 2.5% interest rate and may change once borrower is eligible. If the interest rate is different Affordable Sales Price will be adjusted.

⁵ Loan Amount will change based on the Affordable Sales Price

⁶ Calculated as one-twelfth of 1.25% of the approximate affordable housing price to reflect the property tax rate in the majority of tax rate areas within the City

⁷ Based on the Los Angeles County Utility Allowance Schedule

⁸ Confirm HOA amount with Realtor, current source Redfin