

Town of Basalt
Community Housing Program

Initial Sales Price Chart

Initial Sale Price Calculations 2009 - Basalt Community Housing Program

This sheet is used to calculate new sales prices. Income by household size is used for each Category.

Category I = priced at 70% AMI

Category II = priced at 100% AMI

Category III = priced at 135% AMI

Each bedroom size unit is linked to a predetermined household size and AMI amount depending on structure type.

To determine sales price and loan amount, an Interest Rate (IR) factor is used, which is the P&I divided by the fixed interest rate of 6%.

The IR factor is then multiplied by \$1000 since interest rate is a function of what it costs to borrow \$1,000.

Once you arrive at the loan amount divide that by 0.95 as the methodology bases qualification on 95% loan to value.

2009 AMI - Basalt Weighted Average

	CAT I	CAT II	CAT III
AMI	70% AMI	100% AMI	135%AMI
1 Person Household	\$43,929	\$62,756	\$84,721
2 Person Household	\$50,235	\$71,764	\$96,881
3 Person Household	\$56,470	\$80,672	\$108,907
4 Person Household	\$62,776	\$89,680	\$121,068

Income for Calculating Sales Price - non-detached structure			
Studio (1 phh)	\$43,929	\$62,756	\$84,721
One Bedroom (2 phh)	\$50,235	\$71,764	\$96,881
Two Bedroom (2.5 phh)	\$53,353	\$76,218	\$102,894
Three Bedroom (3 phh)	\$56,470	\$80,672	\$108,907
Four Bedroom (3.5 phh)	\$59,623	\$85,176	\$114,988

Income for Calculating Sales Price - single-family unit			
Two Bedroom (2.5 phh)	\$53,353	\$76,218	\$102,894
Three Bedroom (3 phh)	\$56,470	\$80,672	\$108,907
Four Bedroom (3.5 phh)	\$59,623	\$85,176	\$114,988

Assumptions	
Income by family size	by category
Fixed interest rate, 30 year mortgage	6.0%
Housing Payment	30% of income
P&I of housing payment	80.0%
T&I & HOA fees & MIP of housing payment	20.0%
Downpayment of final sales price	5.0%

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EXAMPLE CALCULATIONS - CAT I	Annual Income	Monthly Income	Housing Payment	20% T&I ETC	80% P&I	IR Factor	Max Mortgage Amt	Initial Sales Price
<i>priced at 70% AMI</i>								
One Bedroom townhome (2 phh)	\$50,235	\$4,186	\$1,256	\$251	\$1,005	167.45	\$167,449	\$176,262
Two Bedroom townhome (2.5 phh)	\$53,353	\$4,446	\$1,334	\$267	\$1,067	177.84	\$177,842	\$187,202
Three Bedroom townhome (3 phh)	\$56,470	\$4,706	\$1,412	\$282	\$1,129	188.23	\$188,235	\$198,142
Three Bedroom single family unit (3 phh)	\$56,470	\$4,706	\$1,412	\$282	\$1,129	188.23	\$188,235	\$198,142
Four Bedroom single family unit (3.5 phh)	\$59,623	\$4,969	\$1,491	\$298	\$1,192	198.74	\$198,744	\$209,204

EXAMPLE CALCULATIONS - CAT II	Annual Income	Monthly Income	Housing Payment	20% T&I ETC	80% P&I	IR Factor	Max Mortgage Amt	Initial Sales Price
<i>priced at 100% AMI</i>								
One Bedroom townhome (2 phh)	\$71,764	\$5,980	\$1,794	\$359	\$1,435	239.21	\$239,213	\$251,804
Two Bedroom townhome (2.5 phh)	\$76,218	\$6,352	\$1,905	\$381	\$1,524	254.06	\$254,060	\$267,432
Three Bedroom townhome (3 phh)	\$80,672	\$6,723	\$2,017	\$403	\$1,613	268.91	\$268,907	\$283,060
Three Bedroom single family unit (3 phh)	\$80,672	\$6,723	\$2,017	\$403	\$1,613	268.91	\$268,907	\$283,060
Four Bedroom single family unit (3.5 phh)	\$85,176	\$7,098	\$2,129	\$426	\$1,704	283.92	\$283,920	\$298,863

EXAMPLE CALCULATIONS - CAT III	Annual Income	Monthly Income	Housing Payment	20% T&I ETC	80% P&I	IR Factor	Max Mortgage Amt	Initial Sales Price
<i>priced at 135% AMI</i>								
One Bedroom townhome (2 phh)	\$96,881	\$8,073	\$2,422	\$484	\$1,938	322.94	\$322,938	\$339,935
Two Bedroom townhome (2.5 phh)	\$102,894	\$8,575	\$2,572	\$514	\$2,058	342.98	\$342,981	\$361,033
Three Bedroom townhome (3 phh)	\$108,907	\$9,076	\$2,723	\$545	\$2,178	363.02	\$363,024	\$382,131
Three Bedroom single family unit (3 phh)	\$108,907	\$9,076	\$2,723	\$545	\$2,178	363.02	\$363,024	\$382,131
Four Bedroom single family unit (3.5 phh)	\$114,988	\$9,582	\$2,875	\$575	\$2,300	383.29	\$383,292	\$403,465