

# Annual Fee Calculation

The Administrative Notice ([AN 4551](#)) announcing the Single Family Housing Guaranteed Loan Program Implementation of Annual Fee and Decreased Upfront Fee was issued on February 24, 2011 with an effective date of October 1, 2011. The annual fee will be calculated based on the guaranteed loan amount and based on the average annual scheduled unpaid principal balance for the life of the loan. The fee will be calculated when the loan is made and every 12 months thereafter until the loan is paid in full or no longer outstanding and the guarantee cancelled or expired. The annual fee will be due for each month the loan is outstanding, but will only be billed to the lender and collected by the Agency on an annual basis and when the loan is paid in full. Billing for the annual fee will begin 12 months from the date of the loan.

**Below is the annual fee computation methodology as well as Pseudo Code example:**

<i>Annual Fee Computation Steps</i>	<i>Example</i>
<b>Step 1:</b> Compute the average annual scheduled unpaid principal balance.	<p>Average annual Unpaid Principal Balance for year 1, for a \$100,000 loan = \$99,443.244 is \$99,443.24 rounded (<i>round to 2<sup>nd</sup> decimal place based on the value in the 3<sup>rd</sup> decimal place using standard 5-3-3 rounding.</i>)</p> <p><b>STANDARD 5-3-3 Rounding:</b> <i>If the first digit to be dropped is less than 5, the last retained digit is not changed, and if the first digit to be dropped is greater than or equal to 5, the last digit retained is increased by 1.</i></p> <p><i>99,443.244 is rounded to 99,443.24</i> <i>99,443.245 is rounded to 99,443.25</i></p>
<b>Step 2:</b> Compute Annual Fee based off the average annual UPB	Based on an annual fee of .3%, \$99,443.24 x .3% = \$298.33 (rounded <b>up</b> to the next cent)
<b>Step 3:</b> Compute monthly escrow required for annual fee.	\$298.33 / 12 = \$24.87 (rounded <b>up</b> to next cent)

<i>Average Annual Unpaid Principal Balance</i>	<i>Example: Based on an annual fee of .3%</i>
<b>Step 1:</b> For year 1, month 1, use the original loan amount. For year 1, month 2, use the scheduled UPB after the 1 <sup>st</sup> month's payment. For year 1, month 3, use the scheduled UPB after the 2 <sup>nd</sup> month's payment. Continue through the 11 <sup>th</sup> month payment. You will then have 12 different UPB amounts. Average these 12 amounts. The result is the average annual UPB for year 1.	<p>Example for a loan of \$100,000. Beginning with the loan amount for year 1, average the scheduled Unpaid Principal balance for the first year of the loan, through the 11<sup>th</sup> month payment.</p> <p>Average annual Unpaid Principal Balance for year 1, for a \$100,000 loan = \$99,443.244 or \$99,443.24 rounded (<i>round to 2<sup>nd</sup> decimal place based on the value in the 3<sup>rd</sup> decimal place</i>)</p>



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To calculate the annual fee for year 2, average the scheduled UPB for the 12 <sup>th</sup> through the 23 <sup>rd</sup> month's payment.	
<b>Step 2:</b> To calculate the annual fee for year 2, average the scheduled UPB for the 12 <sup>th</sup> through the 23 <sup>rd</sup> month's payment.	\$98,180.91 x .3% = \$294.55 (rounded up to the next cent)

Below is the complete monthly loan amortization table for a loan of \$100,000 at a 6% interest rate (360 month, fixed rate) with a .3% annual fee with the annual fee for each year pre calculated based on the average annual unpaid principal balance. The monthly escrow for the annual fee is also shown.

Annual Fee Calculation for Loan of \$100,000 with a .3% Annual Fee								
Nbr	Payment	Principal	Interest	Ending	Average	Annual Fee	Annual Fee	Monthly
				Unpaid Principal Balance	Annual UPB	(Based on Avg. Annual UPB)	Monthly Amount	Payment with Annual Fee
				\$100,000.00	\$99,443.24	0.00	298.33	\$624.42
1	\$599.55	\$99.55	\$500.00	\$99,900.45				
2	\$599.55	\$100.05	\$499.50	\$99,800.40				
3	\$599.55	\$100.55	\$499.00	\$99,699.85				
4	\$599.55	\$101.05	\$498.50	\$99,598.80				
5	\$599.55	\$101.56	\$497.99	\$99,497.24				
6	\$599.55	\$102.06	\$497.49	\$99,395.18				
7	\$599.55	\$102.57	\$496.98	\$99,292.61				
8	\$599.55	\$103.09	\$496.46	\$99,189.52				
9	\$599.55	\$103.60	\$495.95	\$99,085.92				
10	\$599.55	\$104.12	\$495.43	\$98,981.80				
11	\$599.55	\$104.64	\$494.91	\$98,877.16				
12	\$599.55	\$105.16	\$494.39	\$98,772.00	\$98,180.91	294.55	\$24.55	\$624.10
13	\$599.55	\$105.69	\$493.86	\$98,666.31				
14	\$599.55	\$106.22	\$493.33	\$98,560.09				
15	\$599.55	\$106.75	\$492.80	\$98,453.34				
16	\$599.55	\$107.28	\$492.27	\$98,346.06				
17	\$599.55	\$107.82	\$491.73	\$98,238.24				
18	\$599.55	\$108.36	\$491.19	\$98,129.88				
19	\$599.55	\$108.90	\$490.65	\$98,020.98				
20	\$599.55	\$109.45	\$490.10	\$97,911.53				
21	\$599.55	\$109.99	\$489.56	\$97,801.54				
22	\$599.55	\$110.54	\$489.01	\$97,691.00				
23	\$599.55	\$111.10	\$488.45	\$97,579.90				
24	\$599.55	\$111.65	\$487.90	\$97,468.25	\$96,840.70	290.53	\$24.22	\$623.77
25	\$599.55	\$112.21	\$487.34	\$97,356.04				
26	\$599.55	\$112.77	\$486.78	\$97,243.27				
27	\$599.55	\$113.33	\$486.22	\$97,129.94				
28	\$599.55	\$113.90	\$485.65	\$97,016.04				
29	\$599.55	\$114.47	\$485.08	\$96,901.57				
30	\$599.55	\$115.04	\$484.51	\$96,786.53				
31	\$599.55	\$115.62	\$483.93	\$96,670.91				



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32	\$599.55	\$116.20	\$483.35	\$96,554.71				
33	\$599.55	\$116.78	\$482.77	\$96,437.93				
34	\$599.55	\$117.36	\$482.19	\$96,320.57				
35	\$599.55	\$117.95	\$481.60	\$96,202.62				
36	\$599.55	\$118.54	\$481.01	\$96,084.08	\$95,417.82	286.26	\$23.86	\$623.41
37	\$599.55	\$119.13	\$480.42	\$95,964.95				
38	\$599.55	\$119.73	\$479.82	\$95,845.22				
39	\$599.55	\$120.32	\$479.23	\$95,724.90				
40	\$599.55	\$120.93	\$478.62	\$95,603.97				
41	\$599.55	\$121.53	\$478.02	\$95,482.44				
42	\$599.55	\$122.14	\$477.41	\$95,360.30				
43	\$599.55	\$122.75	\$476.80	\$95,237.55				
44	\$599.55	\$123.36	\$476.19	\$95,114.19				
45	\$599.55	\$123.98	\$475.57	\$94,990.21				
46	\$599.55	\$124.60	\$474.95	\$94,865.61				
47	\$599.55	\$125.22	\$474.33	\$94,740.39				
48	\$599.55	\$125.85	\$473.70	\$94,614.54	\$93,907.18	281.73	\$23.48	\$623.03
49	\$599.55	\$126.48	\$473.07	\$94,488.06				
50	\$599.55	\$127.11	\$472.44	\$94,360.95				
51	\$599.55	\$127.75	\$471.80	\$94,233.20				
52	\$599.55	\$128.38	\$471.17	\$94,104.82				
53	\$599.55	\$129.03	\$470.52	\$93,975.79				
54	\$599.55	\$129.67	\$469.88	\$93,846.12				
55	\$599.55	\$130.32	\$469.23	\$93,715.80				
56	\$599.55	\$130.97	\$468.58	\$93,584.83				
57	\$599.55	\$131.63	\$467.92	\$93,453.20				
58	\$599.55	\$132.28	\$467.27	\$93,320.92				
59	\$599.55	\$132.95	\$466.60	\$93,187.97				
60	\$599.55	\$133.61	\$465.94	\$93,054.36	\$92,303.39	276.92	\$23.08	\$622.63
61	\$599.55	\$134.28	\$465.27	\$92,920.08				
62	\$599.55	\$134.95	\$464.60	\$92,785.13				
63	\$599.55	\$135.62	\$463.93	\$92,649.51				
64	\$599.55	\$136.30	\$463.25	\$92,513.21				
65	\$599.55	\$136.98	\$462.57	\$92,376.23				
66	\$599.55	\$137.67	\$461.88	\$92,238.56				
67	\$599.55	\$138.36	\$461.19	\$92,100.20				
68	\$599.55	\$139.05	\$460.50	\$91,961.15				
69	\$599.55	\$139.74	\$459.81	\$91,821.41				
70	\$599.55	\$140.44	\$459.11	\$91,680.97				
71	\$599.55	\$141.15	\$458.40	\$91,539.82				
72	\$599.55	\$141.85	\$457.70	\$91,397.97	\$90,600.68	271.81	\$22.66	\$622.21
73	\$599.55	\$142.56	\$456.99	\$91,255.41				
74	\$599.55	\$143.27	\$456.28	\$91,112.14				
75	\$599.55	\$143.99	\$455.56	\$90,968.15				
76	\$599.55	\$144.71	\$454.84	\$90,823.44				
77	\$599.55	\$145.43	\$454.12	\$90,678.01				
78	\$599.55	\$146.16	\$453.39	\$90,531.85				
79	\$599.55	\$146.89	\$452.66	\$90,384.96				
80	\$599.55	\$147.63	\$451.92	\$90,237.33				
81	\$599.55	\$148.36	\$451.19	\$90,088.97				
82	\$599.55	\$149.11	\$450.44	\$89,939.86				
83	\$599.55	\$149.85	\$449.70	\$89,790.01				
84	\$599.55	\$150.60	\$448.95	\$89,639.41	\$88,792.95	266.38	\$22.20	\$621.75
85	\$599.55	\$151.35	\$448.20	\$89,488.06				
86	\$599.55	\$152.11	\$447.44	\$89,335.95				
87	\$599.55	\$152.87	\$446.68	\$89,183.08				
88	\$599.55	\$153.63	\$445.92	\$89,029.45				
89	\$599.55	\$154.40	\$445.15	\$88,875.05				
90	\$599.55	\$155.17	\$444.38	\$88,719.88				



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91	\$599.55	\$155.95	\$443.60	\$88,563.93				
92	\$599.55	\$156.73	\$442.82	\$88,407.20				
93	\$599.55	\$157.51	\$442.04	\$88,249.69				
94	\$599.55	\$158.30	\$441.25	\$88,091.39				
95	\$599.55	\$159.09	\$440.46	\$87,932.30				
96	\$599.55	\$159.89	\$439.66	\$87,772.41	\$86,873.72	260.63	\$21.72	\$621.27
97	\$599.55	\$160.69	\$438.86	\$87,611.72				
98	\$599.55	\$161.49	\$438.06	\$87,450.23				
99	\$599.55	\$162.30	\$437.25	\$87,287.93				
100	\$599.55	\$163.11	\$436.44	\$87,124.82				
101	\$599.55	\$163.93	\$435.62	\$86,960.89				
102	\$599.55	\$164.75	\$434.80	\$86,796.14				
103	\$599.55	\$165.57	\$433.98	\$86,630.57				
104	\$599.55	\$166.40	\$433.15	\$86,464.17				
105	\$599.55	\$167.23	\$432.32	\$86,296.94				
106	\$599.55	\$168.07	\$431.48	\$86,128.87				
107	\$599.55	\$168.91	\$430.64	\$85,959.96				
108	\$599.55	\$169.75	\$429.80	\$85,790.21	\$84,836.10	254.51	\$21.21	\$620.76
109	\$599.55	\$170.60	\$428.95	\$85,619.61				
110	\$599.55	\$171.45	\$428.10	\$85,448.16				
111	\$599.55	\$172.31	\$427.24	\$85,275.85				
112	\$599.55	\$173.17	\$426.38	\$85,102.68				
113	\$599.55	\$174.04	\$425.51	\$84,928.64				
114	\$599.55	\$174.91	\$424.64	\$84,753.73				
115	\$599.55	\$175.78	\$423.77	\$84,577.95				
116	\$599.55	\$176.66	\$422.89	\$84,401.29				
117	\$599.55	\$177.54	\$422.01	\$84,223.75				
118	\$599.55	\$178.43	\$421.12	\$84,045.32				
119	\$599.55	\$179.32	\$420.23	\$83,866.00				
120	\$599.55	\$180.22	\$419.33	\$83,685.78	\$82,672.82	248.02	\$20.67	\$620.22
121	\$599.55	\$181.12	\$418.43	\$83,504.66				
122	\$599.55	\$182.03	\$417.52	\$83,322.63				
123	\$599.55	\$182.94	\$416.61	\$83,139.69				
124	\$599.55	\$183.85	\$415.70	\$82,955.84				
125	\$599.55	\$184.77	\$414.78	\$82,771.07				
126	\$599.55	\$185.69	\$413.86	\$82,585.38				
127	\$599.55	\$186.62	\$412.93	\$82,398.76				
128	\$599.55	\$187.56	\$411.99	\$82,211.20				
129	\$599.55	\$188.49	\$411.06	\$82,022.71				
130	\$599.55	\$189.44	\$410.11	\$81,833.27				
131	\$599.55	\$190.38	\$409.17	\$81,642.89				
132	\$599.55	\$191.34	\$408.21	\$81,451.55	\$80,376.12	241.13	\$20.10	\$619.65
133	\$599.55	\$192.29	\$407.26	\$81,259.26				
134	\$599.55	\$193.25	\$406.30	\$81,066.01				
135	\$599.55	\$194.22	\$405.33	\$80,871.79				
136	\$599.55	\$195.19	\$404.36	\$80,676.60				
137	\$599.55	\$196.17	\$403.38	\$80,480.43				
138	\$599.55	\$197.15	\$402.40	\$80,283.28				
139	\$599.55	\$198.13	\$401.42	\$80,085.15				
140	\$599.55	\$199.12	\$400.43	\$79,886.03				
141	\$599.55	\$200.12	\$399.43	\$79,685.91				
142	\$599.55	\$201.12	\$398.43	\$79,484.79				
143	\$599.55	\$202.13	\$397.42	\$79,282.66				
144	\$599.55	\$203.14	\$396.41	\$79,079.52	\$77,937.76	233.82	\$19.49	\$619.04
145	\$599.55	\$204.15	\$395.40	\$78,875.37				
146	\$599.55	\$205.17	\$394.38	\$78,670.20				
147	\$599.55	\$206.20	\$393.35	\$78,464.00				
148	\$599.55	\$207.23	\$392.32	\$78,256.77				
149	\$599.55	\$208.27	\$391.28	\$78,048.50				



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150	\$599.55	\$209.31	\$390.24	\$77,839.19				
151	\$599.55	\$210.35	\$389.20	\$77,628.84				
152	\$599.55	\$211.41	\$388.14	\$77,417.43				
153	\$599.55	\$212.46	\$387.09	\$77,204.97				
154	\$599.55	\$213.53	\$386.02	\$76,991.44				
155	\$599.55	\$214.59	\$384.96	\$76,776.85				
156	\$599.55	\$215.67	\$383.88	\$76,561.18	\$75,349.00	226.05	\$18.84	\$618.39
157	\$599.55	\$216.74	\$382.81	\$76,344.44				
158	\$599.55	\$217.83	\$381.72	\$76,126.61				
159	\$599.55	\$218.92	\$380.63	\$75,907.69				
160	\$599.55	\$220.01	\$379.54	\$75,687.68				
161	\$599.55	\$221.11	\$378.44	\$75,466.57				
162	\$599.55	\$222.22	\$377.33	\$75,244.35				
163	\$599.55	\$223.33	\$376.22	\$75,021.02				
164	\$599.55	\$224.44	\$375.11	\$74,796.58				
165	\$599.55	\$225.57	\$373.98	\$74,571.01				
166	\$599.55	\$226.69	\$372.86	\$74,344.32				
167	\$599.55	\$227.83	\$371.72	\$74,116.49				
168	\$599.55	\$228.97	\$370.58	\$73,887.52	\$72,600.58	217.81	\$18.16	\$617.71
169	\$599.55	\$230.11	\$369.44	\$73,657.41				
170	\$599.55	\$231.26	\$368.29	\$73,426.15				
171	\$599.55	\$232.42	\$367.13	\$73,193.73				
172	\$599.55	\$233.58	\$365.97	\$72,960.15				
173	\$599.55	\$234.75	\$364.80	\$72,725.40				
174	\$599.55	\$235.92	\$363.63	\$72,489.48				
175	\$599.55	\$237.10	\$362.45	\$72,252.38				
176	\$599.55	\$238.29	\$361.26	\$72,014.09				
177	\$599.55	\$239.48	\$360.07	\$71,774.61				
178	\$599.55	\$240.68	\$358.87	\$71,533.93				
179	\$599.55	\$241.88	\$357.67	\$71,292.05				
180	\$599.55	\$243.09	\$356.46	\$71,048.96	\$69,682.63	209.05	\$17.43	\$616.98
181	\$599.55	\$244.31	\$355.24	\$70,804.65				
182	\$599.55	\$245.53	\$354.02	\$70,559.12				
183	\$599.55	\$246.75	\$352.80	\$70,312.37				
184	\$599.55	\$247.99	\$351.56	\$70,064.38				
185	\$599.55	\$249.23	\$350.32	\$69,815.15				
186	\$599.55	\$250.47	\$349.08	\$69,564.68				
187	\$599.55	\$251.73	\$347.82	\$69,312.95				
188	\$599.55	\$252.99	\$346.56	\$69,059.96				
189	\$599.55	\$254.25	\$345.30	\$68,805.71				
190	\$599.55	\$255.52	\$344.03	\$68,550.19				
191	\$599.55	\$256.80	\$342.75	\$68,293.39				
192	\$599.55	\$258.08	\$341.47	\$68,035.31	\$66,584.72	199.76	\$16.65	\$616.20
193	\$599.55	\$259.37	\$340.18	\$67,775.94				
194	\$599.55	\$260.67	\$338.88	\$67,515.27				
195	\$599.55	\$261.97	\$337.58	\$67,253.30				
196	\$599.55	\$263.28	\$336.27	\$66,990.02				
197	\$599.55	\$264.60	\$334.95	\$66,725.42				
198	\$599.55	\$265.92	\$333.63	\$66,459.50				
199	\$599.55	\$267.25	\$332.30	\$66,192.25				
200	\$599.55	\$268.59	\$330.96	\$65,923.66				
201	\$599.55	\$269.93	\$329.62	\$65,653.73				
202	\$599.55	\$271.28	\$328.27	\$65,382.45				
203	\$599.55	\$272.64	\$326.91	\$65,109.81				
204	\$599.55	\$274.00	\$325.55	\$64,835.81	\$63,295.75	189.89	\$15.83	\$615.38
205	\$599.55	\$275.37	\$324.18	\$64,560.44				
206	\$599.55	\$276.75	\$322.80	\$64,283.69				
207	\$599.55	\$278.13	\$321.42	\$64,005.56				
208	\$599.55	\$279.52	\$320.03	\$63,726.04				



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209	\$599.55	\$280.92	\$318.63	\$63,445.12				
210	\$599.55	\$282.32	\$317.23	\$63,162.80				
211	\$599.55	\$283.74	\$315.81	\$62,879.06				
212	\$599.55	\$285.15	\$314.40	\$62,593.91				
213	\$599.55	\$286.58	\$312.97	\$62,307.33				
214	\$599.55	\$288.01	\$311.54	\$62,019.32				
215	\$599.55	\$289.45	\$310.10	\$61,729.87				
216	\$599.55	\$290.90	\$308.65	\$61,438.97	\$59,803.90	179.42	\$14.96	\$614.51
217	\$599.55	\$292.36	\$307.19	\$61,146.61				
218	\$599.55	\$293.82	\$305.73	\$60,852.79				
219	\$599.55	\$295.29	\$304.26	\$60,557.50				
220	\$599.55	\$296.76	\$302.79	\$60,260.74				
221	\$599.55	\$298.25	\$301.30	\$59,962.49				
222	\$599.55	\$299.74	\$299.81	\$59,662.75				
223	\$599.55	\$301.24	\$298.31	\$59,361.51				
224	\$599.55	\$302.74	\$296.81	\$59,058.77				
225	\$599.55	\$304.26	\$295.29	\$58,754.51				
226	\$599.55	\$305.78	\$293.77	\$58,448.73				
227	\$599.55	\$307.31	\$292.24	\$58,141.42				
228	\$599.55	\$308.84	\$290.71	\$57,832.58	\$56,096.67	168.30	\$14.03	\$613.58
229	\$599.55	\$310.39	\$289.16	\$57,522.19				
230	\$599.55	\$311.94	\$287.61	\$57,210.25				
231	\$599.55	\$313.50	\$286.05	\$56,896.75				
232	\$599.55	\$315.07	\$284.48	\$56,581.68				
233	\$599.55	\$316.64	\$282.91	\$56,265.04				
234	\$599.55	\$318.22	\$281.33	\$55,946.82				
235	\$599.55	\$319.82	\$279.73	\$55,627.00				
236	\$599.55	\$321.41	\$278.14	\$55,305.59				
237	\$599.55	\$323.02	\$276.53	\$54,982.57				
238	\$599.55	\$324.64	\$274.91	\$54,657.93				
239	\$599.55	\$326.26	\$273.29	\$54,331.67				
240	\$599.55	\$327.89	\$271.66	\$54,003.78	\$52,160.81	156.49	\$13.05	\$612.60
241	\$599.55	\$329.53	\$270.02	\$53,674.25				
242	\$599.55	\$331.18	\$268.37	\$53,343.07				
243	\$599.55	\$332.83	\$266.72	\$53,010.24				
244	\$599.55	\$334.50	\$265.05	\$52,675.74				
245	\$599.55	\$336.17	\$263.38	\$52,339.57				
246	\$599.55	\$337.85	\$261.70	\$52,001.72				
247	\$599.55	\$339.54	\$260.01	\$51,662.18				
248	\$599.55	\$341.24	\$258.31	\$51,320.94				
249	\$599.55	\$342.95	\$256.60	\$50,977.99				
250	\$599.55	\$344.66	\$254.89	\$50,633.33				
251	\$599.55	\$346.38	\$253.17	\$50,286.95				
252	\$599.55	\$348.12	\$251.43	\$49,938.83	\$47,982.18	143.95	\$12.00	\$611.55
253	\$599.55	\$349.86	\$249.69	\$49,588.97				
254	\$599.55	\$351.61	\$247.94	\$49,237.36				
255	\$599.55	\$353.36	\$246.19	\$48,884.00				
256	\$599.55	\$355.13	\$244.42	\$48,528.87				
257	\$599.55	\$356.91	\$242.64	\$48,171.96				
258	\$599.55	\$358.69	\$240.86	\$47,813.27				
259	\$599.55	\$360.48	\$239.07	\$47,452.79				
260	\$599.55	\$362.29	\$237.26	\$47,090.50				
261	\$599.55	\$364.10	\$235.45	\$46,726.40				
262	\$599.55	\$365.92	\$233.63	\$46,360.48				
263	\$599.55	\$367.75	\$231.80	\$45,992.73				
264	\$599.55	\$369.59	\$229.96	\$45,623.14	\$43,545.82	130.64	\$10.89	\$610.44
265	\$599.55	\$371.43	\$228.12	\$45,251.71				
266	\$599.55	\$373.29	\$226.26	\$44,878.42				
267	\$599.55	\$375.16	\$224.39	\$44,503.26				

# Annual Fee Calculation

268	\$599.55	\$377.03	\$222.52	\$44,126.23				
269	\$599.55	\$378.92	\$220.63	\$43,747.31				
270	\$599.55	\$380.81	\$218.74	\$43,366.50				
271	\$599.55	\$382.72	\$216.83	\$42,983.78				
272	\$599.55	\$384.63	\$214.92	\$42,599.15				
273	\$599.55	\$386.55	\$213.00	\$42,212.60				
274	\$599.55	\$388.49	\$211.06	\$41,824.11				
275	\$599.55	\$390.43	\$209.12	\$41,433.68				
276	\$599.55	\$392.38	\$207.17	\$41,041.30	\$38,835.85	116.51	\$9.71	\$609.26
277	\$599.55	\$394.34	\$205.21	\$40,646.96				
278	\$599.55	\$396.32	\$203.23	\$40,250.64				
279	\$599.55	\$398.30	\$201.25	\$39,852.34				
280	\$599.55	\$400.29	\$199.26	\$39,452.05				
281	\$599.55	\$402.29	\$197.26	\$39,049.76				
282	\$599.55	\$404.30	\$195.25	\$38,645.46				
283	\$599.55	\$406.32	\$193.23	\$38,239.14				
284	\$599.55	\$408.35	\$191.20	\$37,830.79				
285	\$599.55	\$410.40	\$189.15	\$37,420.39				
286	\$599.55	\$412.45	\$187.10	\$37,007.94				
287	\$599.55	\$414.51	\$185.04	\$36,593.43				
288	\$599.55	\$416.58	\$182.97	\$36,176.85	\$33,835.37	101.51	\$8.46	\$608.01
289	\$599.55	\$418.67	\$180.88	\$35,758.18				
290	\$599.55	\$420.76	\$178.79	\$35,337.42				
291	\$599.55	\$422.86	\$176.69	\$34,914.56				
292	\$599.55	\$424.98	\$174.57	\$34,489.58				
293	\$599.55	\$427.10	\$172.45	\$34,062.48				
294	\$599.55	\$429.24	\$170.31	\$33,633.24				
295	\$599.55	\$431.38	\$168.17	\$33,201.86				
296	\$599.55	\$433.54	\$166.01	\$32,768.32				
297	\$599.55	\$435.71	\$163.84	\$32,332.61				
298	\$599.55	\$437.89	\$161.66	\$31,894.72				
299	\$599.55	\$440.08	\$159.47	\$31,454.64				
300	\$599.55	\$442.28	\$157.27	\$31,012.36	\$28,526.48	85.58	\$7.14	\$606.69
301	\$599.55	\$444.49	\$155.06	\$30,567.87				
302	\$599.55	\$446.71	\$152.84	\$30,121.16				
303	\$599.55	\$448.94	\$150.61	\$29,672.22				
304	\$599.55	\$451.19	\$148.36	\$29,221.03				
305	\$599.55	\$453.44	\$146.11	\$28,767.59				
306	\$599.55	\$455.71	\$143.84	\$28,311.88				
307	\$599.55	\$457.99	\$141.56	\$27,853.89				
308	\$599.55	\$460.28	\$139.27	\$27,393.61				
309	\$599.55	\$462.58	\$136.97	\$26,931.03				
310	\$599.55	\$464.89	\$134.66	\$26,466.14				
311	\$599.55	\$467.22	\$132.33	\$25,998.92				
312	\$599.55	\$469.56	\$129.99	\$25,529.36	\$22,890.15	68.68	\$5.73	\$605.28
313	\$599.55	\$471.90	\$127.65	\$25,057.46				
314	\$599.55	\$474.26	\$125.29	\$24,583.20				
315	\$599.55	\$476.63	\$122.92	\$24,106.57				
316	\$599.55	\$479.02	\$120.53	\$23,627.55				
317	\$599.55	\$481.41	\$118.14	\$23,146.14				
318	\$599.55	\$483.82	\$115.73	\$22,662.32				
319	\$599.55	\$486.24	\$113.31	\$22,176.08				
320	\$599.55	\$488.67	\$110.88	\$21,687.41				
321	\$599.55	\$491.11	\$108.44	\$21,196.30				
322	\$599.55	\$493.57	\$105.98	\$20,702.73				
323	\$599.55	\$496.04	\$103.51	\$20,206.69				
324	\$599.55	\$498.52	\$101.03	\$19,708.17	\$16,906.18	50.72	\$4.23	\$603.78
325	\$599.55	\$501.01	\$98.54	\$19,207.16				
326	\$599.55	\$503.51	\$96.04	\$18,703.65				



# Annual Fee Calculation

327	\$599.55	\$506.03	\$93.52	\$18,197.62				
328	\$599.55	\$508.56	\$90.99	\$17,689.06				
329	\$599.55	\$511.10	\$88.45	\$17,177.96				
330	\$599.55	\$513.66	\$85.89	\$16,664.30				
331	\$599.55	\$516.23	\$83.32	\$16,148.07				
332	\$599.55	\$518.81	\$80.74	\$15,629.26				
333	\$599.55	\$521.40	\$78.15	\$15,107.86				
334	\$599.55	\$524.01	\$75.54	\$14,583.85				
335	\$599.55	\$526.63	\$72.92	\$14,057.22				
336	\$599.55	\$529.26	\$70.29	\$13,527.96	\$10,553.14	31.66	\$2.64	\$602.19
337	\$599.55	\$531.91	\$67.64	\$12,996.05				
338	\$599.55	\$534.57	\$64.98	\$12,461.48				
339	\$599.55	\$537.24	\$62.31	\$11,924.24				
340	\$599.55	\$539.93	\$59.62	\$11,384.31				
341	\$599.55	\$542.63	\$56.92	\$10,841.68				
342	\$599.55	\$545.34	\$54.21	\$10,296.34				
343	\$599.55	\$548.07	\$51.48	\$9,748.27				
344	\$599.55	\$550.81	\$48.74	\$9,197.46				
345	\$599.55	\$553.56	\$45.99	\$8,643.90				
346	\$599.55	\$556.33	\$43.22	\$8,087.57				
347	\$599.55	\$559.11	\$40.44	\$7,528.46				
348	\$599.55	\$561.91	\$37.64	\$6,966.55	\$3,808.25	11.43	\$0.96	\$600.51
349	\$599.55	\$564.72	\$34.83	\$6,401.83				
350	\$599.55	\$567.54	\$32.01	\$5,834.29				
351	\$599.55	\$570.38	\$29.17	\$5,263.91				
352	\$599.55	\$573.23	\$26.32	\$4,690.68				
353	\$599.55	\$576.10	\$23.45	\$4,114.58				
354	\$599.55	\$578.98	\$20.57	\$3,535.60				
355	\$599.55	\$581.87	\$17.68	\$2,953.73				
356	\$599.55	\$584.78	\$14.77	\$2,368.95				
357	\$599.55	\$587.71	\$11.84	\$1,781.24				
358	\$599.55	\$590.64	\$8.91	\$1,190.60				
359	\$599.55	\$593.60	\$5.95	\$597.00				
360	\$599.99	\$597.00	\$2.99	\$0.00				

## Pseudo Code:

### *Input Values*

- interest = Interest Rate
- annualfee = Annual Fee Rate for RH guaranteed loans
- months = Years Since Amortization Date \* 12
- orig\_mtg = Original Mortgage Amount at beginning of cycle
- p\_i = Monthly Principal & Interest
- last\_val = A variable to store last unpaid principal balance
  
- hold\_val = A variable to store intermittent results
- total\_amt = A variable to sum the last 12 months

# Annual Fee Calculation

BEGIN

last\_val = orig\_mtg

total\_amt = last\_val

FOR (I = 2 TO months)

    hold\_val = last\_val \* interest / 12

    [ROUND hold\_val to 2 places after the decimal]

    hold\_val = hold\_val + last\_val

    hold\_val = hold\_val - p\_i

    last\_val = hold\_val

    total\_amt = total\_amt + last\_val

    IF (REMAINDER(I / 12) = 0) AND (I <> months) THEN

        total\_amt = 0

    END IF

NEXT I

total\_amt = total\_amt / 12

total\_amt = total\_amt \* annualfee

[ROUND total\_amt to 2 places after the decimal]

total\_amt = total\_amt / 12

[ROUND total\_amt to 2 places after the decimal]

PRINT: Annual Fee Monthly Premium for Cycle = total\_amt

END