

There are many online calculators available to help you determine how much of a total monthly mortgage payment you may be able to afford. An easy guideline to follow is the 36% rule; your total monthly debt should stay below 36% of your gross income (Debt-to-Income Ratio or DTI)<sup>1</sup>. To do a quick estimate of what you could potentially afford, you need two basic numbers: Maximum Monthly Debt and Current Monthly Debt. Your lender may permit a different ratio than the estimate below.

1	Annual Base Income	\$	
2	Annual Bonus, Commission and Overtime	\$	
3	Annual Military Entitlements	\$	
4	Other Annual Income (i.e. Child Support or Alimony)	\$	
5	GROSS ANNUAL INCOME (Rows 1+2+3+4)	\$	
6	GROSS MONTHLY INCOME (Row 5÷12)	\$	X <input type="text"/>
7	MAXIMUM MONTHLY DEBT		\$ <input type="text"/>

8	Total Monthly Minimum Credit Card Payments	\$	
9	Total Monthly Car Payments	\$	
10	Total Monthly Personal Loan Payments	\$	
11	Total Monthly Student Loan Payments	\$	
12	Total Other Monthly Debts	\$	
13	CURRENT MONTHLY DEBT (Rows 8+9+10+11+12)	\$	
14	MAXIMUM MONTHLY MORTGAGE PAYMENT Maximum Debt (Row 7) - Current Debt (Row 13)		

Enact mortgage insurers include Enact Mortgage Insurance Corporation and Enact Mortgage Insurance Corporation of North Carolina.  
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