

FICO Score and Risk Based Mortgage Pricing

“Good Credit vs. Bad Credit”

“Good Credit vs. Great Credit”

Risk Affects

- Mortgage Amount Allowed
- Payment Amount Allowed
 - Debt Ratios

FICO Scores and Mortgage Payments Cause and Affect

	FICO Score	Interest Rate	Monthly Payment	Payment Difference (Price Neutral)	Change to Purchase Price (Payment Neutral)
Bob	741	5.375%	\$1399		\$312,500
Jim	680	6.250%	\$1539	+\$140	\$284,600
Sue	665	6.750%	\$1621	+\$222	\$269,750
Bill	620	7.125%	\$1684	+\$285	\$259,700

FICO Scores, Interest Rates, and Payment Amounts are for Demonstration Only! FICO Scores Range From 300 to 850

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