Your Monthly Income & Expenses

PREPARE BEFORE YOU CALL · ESTIMATES ARE FINE

Your HUD-approved counselor will walk through your monthly income and expenses during your session. Filling this in beforehand turns a long conversation into a short one. **Round to the nearest dollar — estimates are fine.** This worksheet is for you and your counselor. You do not send it to your lender, and nothing here affects loan approval.

Monthly income

AFTER TAXES

Social Security	
Pension	
IRA / 401(k) withdrawals	
Annuity payments	
Wages or self-employment	
Investment or dividend income	
Rental income	
VA benefits	
SSI or other assistance	
Total monthly income	

Debt payments

MINIMUM DUE

Credit cards	
Personal or student loans	
Medical debt	
Other loans	
Total debt payments	

Other

MONTHLY AVERAGE

Life or long-term care insurance	
Charitable giving	
Family support	
Entertainment and dining out	
Travel	
Total other	

Home expenses

MONTHLY

Mortgage payment (if any)	
Property taxes	
Homeowners insurance	
HOA or condo dues	
Flood insurance (if required)	
Electric / gas	
Water / sewer / trash	
Home maintenance and repairs	
Total home expenses	

Living expenses

MONTHLY

Groceries	
Phone / internet / TV	
Vehicle payment	
Fuel and transportation	
Auto insurance	
Health insurance premiums	
Medicare premiums	
Prescriptions and medical	
Dental and vision	
Total living expenses	

PUT IT TOGETHER

Total monthly income	
Less: home expenses	
Less: living expenses	
Less: debt payments	
Less: other	
Left over each month	

If the number is negative, that is useful information, not a problem. It is exactly what the counselor is there to talk through, and it may point toward benefit programs you already qualify for.

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