Run Your Own Numbers — DTI Worksheet

Your front-end and back-end debt-to-income ratios, calculated with your real figures.

Underwriters look at two ratios. The front-end ratio is your housing payment alone. The back-end ratio adds every other monthly debt on your credit report. The back-end ratio is the one that usually matters most.

STEP 1 — YOUR INCOME

Monthly qualifying income (not gross — the number an underwriter can use) .... $ ______

> *If you have not had this calculated yet, stop here. Every number below depends on it, and an estimate will produce an answer that feels precise and isn't.*

STEP 2 — THE HOUSING PAYMENT

Principal and interest .... $ ______

Property taxes (monthly) .... $ ______

Homeowners insurance (monthly) .... $ ______

Mortgage insurance, if applicable .... $ ______

HOA dues, if applicable .... $ ______

Total housing payment (PITIA) .... $ ______

STEP 3 — FRONT-END RATIO

Housing payment ÷ monthly qualifying income .... ______

Enter as a percentage.

STEP 4 — YOUR OTHER MONTHLY DEBTS

From your credit report — anything with a minimum monthly payment.

Car payments .... $ ______

Credit card minimums .... $ ______

Student loans .... $ ______

Other loans or obligations .... $ ______

Total other monthly debts .... $ ______

STEP 5 — BACK-END RATIO

(Housing payment + other debts) ÷ monthly qualifying income .... ______

Enter as a percentage. This is the number that usually decides the file.

STEP 6 — COMPARE AND DISCUSS

There is no single DTI ceiling on conventional financing — it depends on how the file is underwritten. A manually underwritten file caps at 36%, stretching to 45% when credit and reserves meet specific thresholds. Run through automated underwriting, total DTI can in some cases reach 50%, subject to the system's own findings. For early planning, work off a conservative number rather than the maximum a program might allow.

Which tier applies to my file, per my loan officer?

Prepared by

Date