How Much House Can I Afford? Use This Calculator App to Find Out

Use the HypoNavi affordability calculator to find out how much house you can realistically afford based on income, debts, and down payment — offline and private.

Author: Lubor Šimůnek · Published: June 27, 2026 · Finance

Online version: https://appstoryo.com/en/blog/how-much-house-can-i-afford-calculator-app



How Much House Can I Afford? A Practical Guide

The question every aspiring homeowner eventually asks is: **how much house can I afford?** It sounds simple, but the honest answer requires looking at several factors together — your income, your existing monthly debt obligations, the size of your down payment, and the current interest rate environment. A reliable affordability calculator puts all of these factors together instantly, giving you a realistic number grounded in real lending criteria.

HypoNavi: Mortgage Calculator includes a full affordability calculator that runs completely offline. No internet connection, no account, no data shared with anyone.

The Debt-to-Income Ratio: The Key Number Lenders Use

When a lender evaluates how much they will loan you, they focus primarily on your debt-to-income ratio (DTI). This is the percentage of your gross monthly income that goes toward debt payments — including the proposed mortgage payment itself.

There are actually two versions of DTI that most conventional lenders look at:

Front-End DTI (Housing Ratio)

This is the percentage of your gross monthly income that would go to housing costs. Most conventional lenders prefer this to stay at or below 28%. Housing costs in this calculation typically include principal, interest, property taxes, and insurance (PITI).

Formula: (Monthly housing costs) / (Gross monthly income) x 100

Example: If your gross monthly income is $6,000 and your total housing costs would be $1,500, your front-end DTI is 25% — comfortably within the 28% guideline.

Back-End DTI (Total Debt Ratio)

This is the percentage of your gross monthly income that goes toward all debt payments combined — including housing, car loans, student loans, credit card minimum payments, and any other recurring debt. Most conventional lenders prefer this to stay below 36-43%, depending on the lender and loan type.

Formula: (All monthly debt payments) / (Gross monthly income) x 100

How HypoNavi Calculates Affordability

HypoNavi's affordability calculator takes in four key inputs:

1. **Gross annual income** — your pre-tax annual earnings. If you have a co-borrower, include combined income.
2. **Monthly debt payments** — the total of all your current recurring debt obligations: car payment, student loan, minimum credit card payments, etc. Do not include the mortgage you are trying to calculate — the app adds that.
3. **Down payment amount** — how much cash you will be bringing to the purchase.
4. **Interest rate** — the current rate you expect to qualify for. If unsure, use a realistic estimate based on current market rates.

Based on these inputs, HypoNavi calculates the maximum home price you can afford while staying within standard debt-to-income ratio guidelines.

Understanding the Results: Comfortable vs. Maximum

The affordability calculator gives you a maximum figure, but it is important to understand that maximum and comfortable are not the same thing. Qualifying for a $450,000 mortgage does not mean a $450,000 mortgage is financially wise for your situation.

Consider these factors beyond the DTI calculation:

- **Emergency fund:** After your down payment and closing costs, do you still have 3-6 months of expenses in savings? Depleting savings for a down payment creates vulnerability.
- **Ongoing maintenance costs:** Homes typically cost 1-2% of their value in annual maintenance. A $400,000 home may require $4,000-$8,000 per year in repairs, replacements, and upkeep.
- **Property taxes and insurance:** These can add hundreds of dollars per month to your

effective housing cost and vary significantly by location.

- **Career stability:** If your income varies or you are in an industry with layoff risk, consider targeting a home at 80-85% of your maximum affordability.

The Down Payment Impact

Your down payment directly affects your affordability in two ways. First, a larger down payment means a smaller loan and a smaller monthly payment, which increases how much house you can afford at a given income. Second, putting down less than 20% on a conventional loan typically triggers private mortgage insurance (PMI), which adds to your monthly housing cost and reduces your purchasing power.

Use HypoNavi to experiment with different down payment scenarios. Try 5%, 10%, 15%, and 20% and compare the resulting loan amounts and monthly payments. The visualization helps you understand exactly what impact saving for a larger down payment has on your monthly budget.

Practical Affordability Rules of Thumb

Financial advisors commonly cite a few rules of thumb worth knowing:

- **The 28/36 rule:** Housing costs should not exceed 28% of gross monthly income, and total debt payments should not exceed 36%.
- **The 2.5x income rule:** A home price of roughly 2.5x your annual household income is often considered conservative and sustainable.
- **The 3x income rule:** Many buyers can qualify for and sustainably afford a home at 3x annual household income, particularly in lower-cost markets.

These are starting points, not rigid limits. Your specific situation — job stability, future income growth, local tax rates, and personal spending habits — all play a role in what truly makes sense for you.

Download HypoNavi and Find Your Number

HypoNavi's affordability calculator is free, offline, and requires no account. Enter your income, debts, and down payment to get an immediate realistic answer to the question of **how much house can I afford**.

Download HypoNavi on iOS

Download HypoNavi on Android

Run as many scenarios as you want without worrying about your data being captured or sold. Get HypoNavi free and know your real number before talking to any lender.

Cite as: Lubor Šimůnek (2026). *How Much House Can I Afford? Use This Calculator App to Find Out*. AppStoryo, lapnito.cz s.r.o.. https://appstoryo.com/en/blog/how-much-house-can-i-afford-calculator-app

© 2026 lapnito.cz s.r.o.