

SUMMARY

	0 points	.25 points	1.25 points	1.50 points
1ST MTG.				
Program Name				
Loan Amount	\$250,000	\$250,000	\$250,000	\$250,000
Interest Rate	5.375%	5.25%	4.875%	4.625%
Term (months)	360	360	360	360
Payment	\$1,400	\$1,381	\$1,323	\$1,285
Mtg. Ins.	\$0	\$0	\$0	\$0
Monthly Pmt.	\$1,400	\$1,381	\$1,323	\$1,285
Net Savings	\$0	\$19	\$77	\$115

SUMMARY

This Section overviews your monthly payments for each prospective Mortgage Plan. Please note, the payments shown do not include any Escrows that may be collected with your payment.

Current value \$500,000, appreciation assumption 3%

TOTAL COST ANALYSIS

	0 points	.25 points	1.25 points	1.50 points
60 MONTHS ANALYSIS				
Program Name				
Total Payment	\$83,996	\$83,971	\$84,001	\$84,021
Principal Paid	\$19,234	\$20,927	\$26,058	\$29,423
Int & MI Paid	\$64,761	\$63,044	\$57,943	\$54,598
Balance Left	\$230,766	\$229,073	\$223,942	\$220,577
Closing & Points	\$3,000	\$3,625	\$6,125	\$6,750
Total Cost	\$67,761	\$66,669	\$64,068	\$61,348
Net Savings	\$0	\$1,092	\$3,693	\$6,413

TOTAL COST ANALYSIS

One of the most important metrics to consider when selecting the right Mortgage Plan for you, is how long you plan on living in the home or what is your loan retention time going to be. The table on the left compares the true total cost of each mortgage plan based on a pre determined comparison period.

MORTGAGE PLAN WITH TERM REDUCTION

	0 points	.25 points	1.25 points	1.50 points
10 YEARS				
Program Name				
Monthly Amount	\$0	\$19	\$77	\$115
Equity Increase	\$0	\$2,990	\$11,877	\$17,504
20 YEARS				
Monthly Amount	\$0	\$19	\$77	\$115
Equity Increase	\$0	\$8,039	\$31,197	\$45,276
PayOff	30.00 yrs.	29.08 yrs.	26.58 yrs.	25.25 yrs.
Int. Savings	\$0	\$9,344	\$29,937	\$38,632

MORTGAGE PLAN WITH TERM REDUCTION

This Mortgage Plan is designed to help you make an informed decision on a mortgage integrated with your overall financial plan. This example displays an estimated Real Estate value combined with additional principal reduction payments made monthly.

Based on the above criteria, the Mortgage Plan in column titled '1.50 points' will payoff soonest.

PROGRAM DETAILS

	0 points		.25 points		1.25 points		1.50 points	
	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg
Value	\$500,000		\$500,000		\$500,000		\$500,000	
Equity (%)	50.000 %		50.000 %		50.000 %		50.000 %	
Loan Amount	\$250,000		\$250,000		\$250,000		\$250,000	
Loan Type	Fixed		Fixed		Fixed		Fixed	
Interest Rate	5.375 %		5.250 %		4.875 %		4.625 %	
Term	360		360		360		360	
Closing	\$3,000		\$3,000		\$3,000		\$3,000	
Points	0.000 %		0.250 %		1.250 %		1.500 %	
APR	5.482 %		5.379 %		5.089 %		4.857 %	
Principal & Int.	\$1,400		\$1,381		\$1,323		\$1,285	
Mtg. Ins.	\$0		\$0		\$0		\$0	
Total P&I	\$1,400		\$1,381		\$1,323		\$1,285	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Month								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$63		\$63		\$63		\$63	
Prop Taxes	\$521		\$521		\$521		\$521	
Other	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Adj Cap %								
Adj Cap (Mos)								
Recast Prd/Stop								
Max Balance								
PITI	\$1,983		\$1,964		\$1,906		\$1,869	
Term Reduction	\$0		\$19		\$77		\$115	
Total PITI	\$1,983		\$1,983		\$1,983		\$1,984	
Mo. Asset Accu.	N/A		N/A		N/A		N/A	
Asset Accum. Int. Rate	N/A		N/A		N/A		N/A	
Asset Accum. Open	N/A		N/A		N/A		N/A	