

Prepared For: **Joe & Jane Purchaser**  
 123 Main Street Anywhere,

**SUMMARY**

	Program Name	Current \$\$	\$\$ drops 10%	\$\$ Up 5%	\$\$ up 5% w/6
1ST MTG.	Loan Amount	\$380,000	\$338,400	\$399,000	\$399,000
	Interest Rate	5%	6%	5%	6%
	Term (months)	360	360	360	360
	Payment	\$2,040	\$2,029	\$2,142	\$2,392
	Mtg. Ins.	\$0	\$0	\$0	\$0
	Monthly Pmt.	\$2,040	\$2,029	\$2,142	\$2,392
	Tax Benefits	\$622	\$647	\$653	\$762
	After Tax Payment	\$1,418	\$1,381	\$1,489	\$1,630
	<b>Net Savings</b>	<b>\$211</b>	<b>\$248</b>	<b>\$141</b>	<b>\$0</b>
	Total Cash To Close	\$24,300	\$25,900	\$25,300	\$25,300

**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 \$360,000, appreciation assumption 1%*

**TOTAL COST ANALYSIS**

	Program Name	Current \$\$	\$\$ drops 10%	\$\$ Up 5%	\$\$ up 5% w/6
60 MONTHS ANALYSIS	Total Payment	\$122,395	\$121,733	\$128,515	\$143,532
	Principal Paid	\$31,051	\$23,504	\$32,603	\$27,713
	Int & MI Paid	\$91,345	\$98,229	\$95,912	\$115,819
	Balance Left	\$348,949	\$314,896	\$366,397	\$371,287
	Closing & Points	\$2,800	\$2,800	\$2,800	\$2,800
	<b>Total Cost</b>	<b>\$94,145</b>	<b>\$101,029</b>	<b>\$98,712</b>	<b>\$118,619</b>
	Tax Benefits	\$36,084	\$37,761	\$37,888	\$44,457
	After Tax Cost	\$58,061	\$63,267	\$60,824	\$74,162
	<b>Net Savings</b>	<b>\$16,101</b>	<b>\$10,895</b>	<b>\$13,338</b>	<b>\$0</b>

**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**

	Program Name	Current \$\$	\$\$ drops 10%	\$\$ Up 5%	\$\$ up 5% w/6
10 YEARS	Monthly Amount	\$0	\$0	\$0	\$0
	Equity Increase	\$0	\$0	\$0	\$0
15 YEARS	Monthly Amount	\$0	\$0	\$0	\$0
	Equity Increase	\$0	\$0	\$0	\$0
	PayOff	30.00 yrs.	30.00 yrs.	30.00 yrs.	30.00 yrs.
	Int. Savings	\$0	\$0	\$0	\$0

**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 'Current \$\$' will payoff soonest.

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### PROGRAM DETAILS

	Current \$\$		\$\$ drops 10%		\$\$ Up 5%		\$\$ up 5% w/6	
	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg
Value	\$400,000		\$360,000		\$420,000		\$420,000	
Equity (%)	5.000 %		6.000 %		5.000 %		5.000 %	
Loan Amount	\$380,000		\$338,400		\$399,000		\$399,000	
Loan Type	Fixed		Fixed		Fixed		Fixed	
Interest Rate	5.000 %		6.000 %		5.000 %		6.000 %	
Term	360		360		360		360	
Closing	\$2,800		\$2,800		\$2,800		\$2,800	
Points	0.000 %		0.000 %		0.000 %		0.000 %	
APR	5.065 %		6.077 %		5.062 %		6.065 %	
Principal & Int.	\$2,040		\$2,029		\$2,142		\$2,392	
Mtg. Ins.	\$0		\$0		\$0		\$0	
<b>Total P&amp;I</b>	<b>\$2,040</b>		<b>\$2,029</b>		<b>\$2,142</b>		<b>\$2,392</b>	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Month								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$100		\$89		\$105		\$105	
Prop Taxes	\$300		\$270		\$315		\$315	
Other	\$0		\$0		\$0		\$0	
<b>Pymt. Adjust.</b>								
Adj Cap %								
Adj Cap (Mos)								
Recast Prd/Stop								
Max Balance								
<b>PITI</b>	<b>\$2,440</b>		<b>\$2,388</b>		<b>\$2,562</b>		<b>\$2,812</b>	
Term Reduction	\$0		\$0		\$0		\$0	
<b>Total PITI</b>	<b>\$2,440</b>		<b>\$2,388</b>		<b>\$2,562</b>		<b>\$2,812</b>	
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	