Fairfax Mortgage Investments, Inc.
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TOTAL COST ANALYSIS

Prepared by Steve Morgan
April 22, 2010

Prepared For: **Home Path vs Standard Finc.**
765 Fenwood Circle Bethany Beach, DE 19930

SUMMARY

1ST MTG.

Program Name	HomePath Finc.	Standard Finc.	Program 3	Program 4
Loan Amount	$313,405	$263,920	$0	$0
Interest Rate	4.99%	4.99%	0%	0%
Term (months)	360	360	0	0
Payment	$1,681	$1,415	$0	$0
Mtg. Ins.	$0	$0	$0	$0
Monthly Pmt.	$1,681	$1,415	$0	$0
Tax Benefits	$400	$342	$0	$0
After Tax Payment	$1,281	$1,073	$0	$0
Net Savings	$0	$208	$0	$0
Total Cash To Close	$26,270	$75,755	$0	$0

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 $329,900, appreciation assumption 0%

TOTAL COST ANALYSIS

360 MONTHS ANALYSIS

Program Name	HomePath Finc.	Standard Finc.	Program 3	Program 4
Total Payment	$564,902	$470,472	$0	$0
Principal Paid	$313,405	$263,920	$0	$0
Int & MI Paid	$251,497	$206,552	$0	$0
Balance Left	$0	$0	$0	$0
Closing & Points	$8,345	$8,345	$0	$0
Total Cost	$259,842	$214,897	$0	$0
Tax Benefits	$83,028	$70,443	$0	$0
After Tax Cost	$176,814	$144,454	$0	$0
Net Savings	$0	$4,289	$0	$0

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	HomePath Finc.	Standard Finc.	Program 3	Program 4
10 YEARS	Monthly Amount	$100	$100	$0	$0
10 YEARS	Equity Increase	$15,520	$15,520	$0	$0
15 YEARS	Monthly Amount	$100	$100	$0	$0
15 YEARS	Equity Increase	$26,707	$26,707	$0	$0
	PayOff	26.50 yrs.	25.92 yrs.	0 yrs.	0 yrs.
	Int. Savings	$40,082	$38,988	$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 'Standard Finc.' will payoff soonest.

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PROGRAM DETAILS

	HomePath Finc.		Standard Finc.		Program 3		Program 4	
	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg
Value	$329,900		$329,900		$0		$0	
Equity (%)	5.000 %		20.000 %		100.000 %		100.000 %	
Loan Amount	$313,405		$263,920		$0		$0	
Loan Type	Fixed		Fixed		Fixed		Fixed	
Interest Rate	4.990 %		4.990 %		0.000 %		0.000 %	
Term	360		360		360		360	
Closing	$8,345		$8,345		$0		$0	
Points	0.000 %		0.000 %		0.000 %		0.000 %	
APR	5.222 %		5.266 %		0.000 %		0.000 %	
Principal & Int.	$1,681		$1,415		$0		$0	
Mtg. Ins.	$0		$0		$0		$0	
Total P&I	**$1,681**		**$1,415**		**$0**		**$0**	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Month								
HOA	$0		$0		$0		$0	
Haz Ins.	$65		$55		$0		$0	
Prop Taxes	$125		$125		$0		$0	
Other	$0		$0		$0		$0	
Pymt. Adjust.								
Adj Cap %								
Adj Cap (Mos)								
Recast Prd/Stop								
Max Balance								
PITI	**$1,871**		**$1,595**		**$0**		**$0**	
Term Reduction	$100		$100		$0		$0	
Total PITI	**$1,971**		**$1,695**		**$0**		**$0**	
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	