

Prepared For: **Mr & Mrs. Borrower**
 12345 Main Street Bethany Beach, DE 19930

SUMMARY

	Current Mtg	15 Year	30 Year	30 Yr 1pt
Program Name				
Loan Amount	\$276,500	\$276,500	\$276,500	\$276,500
Interest Rate	5.25%	3.875%	4.125%	3.875%
Term (months)	360	180	360	360
Payment	\$1,527	\$2,028	\$1,340	\$1,300
Mtg. Ins.	\$0	\$0	\$0	\$0
Monthly Pmt.	\$1,527	\$2,028	\$1,340	\$1,300
Net Savings	\$501	\$0	\$688	\$728

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 \$450,000, appreciation assumption 2%

TOTAL COST ANALYSIS

	Current Mtg	15 Year	30 Year	30 Yr 1pt
Program Name				
Total Payment	\$292,832	\$359,075	\$259,210	\$252,037
Principal Paid	\$113,859	\$276,500	\$121,722	\$123,584
Int & MI Paid	\$178,972	\$82,575	\$137,488	\$128,453
Balance Left	\$162,641	\$0	\$154,778	\$152,916
Closing & Points	\$6,691	\$6,691	\$6,691	\$9,456
Total Cost	\$185,663	\$89,266	\$144,179	\$137,909
Net Savings	\$0	\$96,397	\$41,484	\$47,754

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.

ACCUMULATION vs. REDUCTION

	Current Mtg	15 Year	30 Year	30 Yr 1pt
Program Name				
Opening Balance	N/A	N/A	N/A	N/A
Monthly Amount	\$100	\$100	\$100	\$100
Rate of Return	N/A	N/A	N/A	N/A
Home Value	\$496,836	\$496,836	\$496,836	\$496,836
Loan Balance	\$247,949	\$194,873	\$243,938	\$242,970
Equity	\$248,887	\$301,963	\$252,899	\$253,866
Accum. Total	N/A	N/A	N/A	N/A
Net Worth	\$248,887	\$301,963	\$252,899	\$253,866
Home Value	\$548,547	\$548,547	\$548,547	\$548,547
Loan Balance	\$210,849	\$95,826	\$203,931	\$202,284
Equity	\$337,698	\$452,721	\$344,616	\$346,263
Accum. Total	N/A	N/A	N/A	N/A
Net Worth	\$337,698	\$452,721	\$344,616	\$346,263
Freedom Point	26.00 yrs.	14.08 yrs.	26.25 yrs.	26.25 yrs.

ACCUMULATION vs. REDUCTION

Different mortgage strategies can create different results. The illustration to the left compares 2 unique strategies. One strategy assumes prepaying your mortgage, the other shows investing in some type of investment vehicle TBD by your financial advisor.

Based on the assumptions in this analysis the Mortgage Plan in column titled '15 Year' has the potential to create the most wealth for your situation in 5 yrs.

Based on the assumptions in this analysis the Mortgage Plan in column titled '15 Year' has the potential to create the most wealth for your situation in 10 yrs. The plan in column titled '15 Year' will help you reach your Freedom Point the soonest.

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PROGRAM DETAILS

	Current Mtg		15 Year		30 Year		30 Yr 1pt	
	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg
Value	\$450,000		\$450,000		\$450,000		\$450,000	
Equity (%)	38.556 %		38.556 %		38.556 %		38.556 %	
Loan Amount	\$276,500		\$276,500		\$276,500		\$276,500	
Loan Type	Fixed		Fixed		Fixed		Fixed	
Interest Rate	5.250 %		3.875 %		4.125 %		3.875 %	
Term	360		180		360		360	
Closing	\$6,691		\$6,691		\$6,691		\$6,691	
Points	0.000 %		0.000 %		0.000 %		1.000 %	
APR	5.465 %		4.228 %		4.326 %		4.156 %	
Principal & Int.	\$1,527		\$2,028		\$1,340		\$1,300	
Mtg. Ins.	\$0		\$0		\$0		\$0	
Total P&I	\$1,527		\$2,028		\$1,340		\$1,300	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Month								
HOA	\$50		\$50		\$50		\$50	
Haz Ins.	\$50		\$50		\$50		\$50	
Prop Taxes	\$195		\$195		\$195		\$195	
Other	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Adj Cap %								
Adj Cap (Mos)								
Recast Prd/Stop								
Max Balance								
PITI	\$1,822		\$2,323		\$1,635		\$1,596	
Term Reduction	\$100		\$100		\$100		\$100	
Total PITI	\$1,922		\$2,423		\$1,735		\$1,696	
Mo. Asset Accu.	\$100		\$100		\$100		\$100	
Asset Accum. Int. Rate	3.000 %		3.000 %		3.000 %		3.000 %	
Asset Accum. Open	\$100		\$100		\$100		\$100	