

Prepared For: **HOME PATH vs CONVENTIONAL**
 Bethany Beach, DE 19930

SUMMARY

Program Name	HOME PATH	Conforming	Program 3	Program 4
1ST MTG. Loan Amount	\$266,750	\$220,000	\$0	\$0
Interest Rate	3.875%	3.875%	0%	0%
Term (months)	360	360	0	0
Payment	\$1,254	\$1,035	\$0	\$0
Mtg. Ins.	\$0	\$0	\$0	\$0
Monthly Pmt.	\$1,254	\$1,035	\$0	\$0
Net Savings	\$0	\$220	\$0	\$0
Total Cash To Close	\$11,600	\$62,650	\$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 \$275,000, appreciation assumption 1%

\$50k Difference you keep in your bank account

TOTAL COST ANALYSIS

Program Name	HOME PATH	Conforming	Program 3	Program 4
260 MONTHS ANALYSIS Total Payment	\$326,133	\$268,976	\$0	\$0
Principal Paid	\$159,698	\$131,710	\$0	\$0
Int & MI Paid	\$166,434	\$137,266	\$0	\$0
Balance Left	\$107,052	\$88,290	\$0	\$0
Closing & Points	\$1,500	\$5,800	\$0	\$0
Total Cost	\$167,934	\$143,066	\$0	\$0
Net Savings	\$0	\$24,869	\$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 ASSET ACCUMULATION

Program Name	HOME PATH	Conforming	Program 3	Program 4
Opening Balance	\$100	\$100	\$0	\$0
Monthly Amount	\$100	\$100	\$0	\$0
Rate of Return	3%	3%	0%	0%
10 YEARS Home Value	\$275,000	\$275,000	\$0	\$0
Loan Balance	\$209,264	\$172,589	\$0	\$0
Equity	\$65,736	\$102,411	\$0	\$0
Accum. Total	\$14,109	\$14,109	\$0	\$0
Net Worth	\$79,845	\$116,520	\$0	\$0
20 YEARS Home Value	\$275,000	\$275,000	\$0	\$0
Loan Balance	\$124,623	\$102,782	\$0	\$0
Equity	\$150,377	\$172,218	\$0	\$0
Accum. Total	\$33,012	\$33,012	\$0	\$0
Net Worth	\$183,389	\$205,230	\$0	\$0
Freedom Point	26.58 yrs.	25.92 yrs.	0 yrs.	0 yrs.

MORTGAGE PLAN WITH ASSET ACCUMULATION

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 potential investment account growth.

Based on the 2 metrics listed above, the Mortgage Plan in column titled 'Conforming' has the potential to create the most wealth in 10 yrs.

Based on the 2 metrics listed above, the Mortgage Plan in column titled 'Conforming' has the potential to create the most wealth in 20 yrs.

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PROGRAM DETAILS

	HOME PATH		Conforming		Program 3		Program 4	
	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg
Value	\$275,000		\$275,000		\$0		\$0	
Equity (%)	3.000 %		20.000 %		100.000 %		100.000 %	
Loan Amount	\$266,750		\$220,000		\$0		\$0	
Loan Type	Fixed		Fixed		Fixed		Fixed	
Interest Rate	3.875 %		3.875 %		0.000 %		0.000 %	
Term	360		360		360		360	
Closing	\$1,500		\$5,800		\$0		\$0	
Points	0.000 %		0.000 %		0.000 %		0.000 %	
APR	3.921 %		4.090 %		0.000 %		0.000 %	
Principal & Int.	\$1,254		\$1,035		\$0		\$0	
Mtg. Ins.	\$0		\$0		\$0		\$0	
Total P&I	\$1,254		\$1,035		\$0		\$0	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Month								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$26		\$21		\$0		\$0	
Prop Taxes	\$61		\$61		\$0		\$0	
Other	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Adj Cap %								
Adj Cap (Mos)								
Recast Prd/Stop								
Max Balance								
PITI	\$1,342		\$1,117		\$0		\$0	
Term Reduction	N/A		N/A		N/A		N/A	
Total PITI	\$1,342		\$1,117		\$0		\$0	
Mo. Asset Accu.	\$100		\$100		\$0		\$0	
Asset Accum. Int. Rate	3.000 %		3.000 %		0.000 %		0.000 %	
Asset Accum. Open	\$100		\$100		\$0		\$0	