

Total Cost Analysis

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FOLLOW THESE 3 SIMPLE STEPS:

1. Review the SUMMARY of your loans. Details for each program can be found on the second page.
2. Next, review the TOTAL COST ANALYSIS for each loan so that you can compare which program might be right for your financial situation.*
3. Finally, review the suggested Debt Free or Asset Accum. plan to see how you can save thousands on your loan. Also, you can review the MONTHLY TAX BENEFITS.

SUMMARY

This summary table displays information on up to four loan programs, including their respective fees and monthly payments.

Each program shows a first mortgage, and possibly a second mortgage.

Although this table will show you which loan will provide you the lowest payment, such a loan may not be the right loan for your financial situation.*

Current Property Value: **\$520,000.00**

		30 year fixed	30 year io	30 year fixed	5 year ARM
1st	Loan Amount	\$416,000	\$416,000	\$416,000	\$416,000
	Interest Rate	5.875%	6.125%	5.625%	4.875%
	Term (months)	360	Int. Only	360	360
	P&I	\$2,461	\$2,123	\$2,395	\$2,202
	MI	\$0	\$0	\$0	\$0
	MI Cut Off	N/A	N/A	N/A	N/A
2nd	Loan Amount	\$0	\$0	\$0	\$0
	Interest Rate	0.000%	0.000%	0.000%	0.000%
	Term (months)	Int. Only	Int. Only	Int. Only	Int. Only
	P&I	\$0	\$0	\$0	\$0
Totals	Total Payment	\$2,461	\$2,123	\$2,395	\$2,202
	Net Savings	\$0	\$337	\$66	\$259

TOTAL COST ANALYSIS

A true loan comparison cannot be made simply by comparing the payments that a loan offers. There are various other fees and issues which effect the overall cost of a loan. The table at the right analyzes the difference in total overall cost of your home loan.

Evaluating the total cost is the key to selecting the lowest cost mortgage for your individual needs.*

Months: 60	30 year fixed	30 year io	30 year fixed	5 year ARM
Total Payment	\$147,648	\$127,400	\$143,684	\$131,845
Principal Paid	\$29,497	\$0	\$30,732	\$34,794
Int / MI Paid	\$118,151	\$127,400	\$112,952	\$97,051
Balance Left	\$386,503	\$416,000	\$385,268	\$381,206
Closing & Pts.	\$6,660	\$6,660	\$8,740	\$6,660
Total Cost	\$124,811	\$134,060	\$121,692	\$103,711
Net Savings	\$9,249	\$0	\$12,368	\$30,349

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.*

Years: 5

Years: 10

	30 year fixed	30 year io	30 year fixed	5 year ARM
Monthly Amount	\$0	\$337	\$66	\$259
Int. Rate	0.00%	8.00%	8.00%	8.00%
Home Value	\$602,823	\$602,823	\$602,823	\$602,823
Loan Balance	\$386,503	\$416,000	\$385,268	\$381,206
Equity	\$216,319	\$186,823	\$217,554	\$221,616
Accum. Total	\$0	\$25,264	\$4,948	\$19,662
Net Worth	\$216,319	\$212,086	\$222,502	\$241,278
Home Value	\$698,837	\$698,837	\$698,837	\$698,837
Loan Balance	\$346,963	\$416,000	\$344,582	\$330,449
Equity	\$351,873	\$282,837	\$354,254	\$368,388
Accum. Total	\$0	\$62,401	\$12,221	\$66,381
Net Worth	\$351,873	\$345,237	\$366,475	\$434,769
Assets > Debts	30.00 yrs.	27.83 yrs.	27.17 yrs.	18.92 yrs.

MONTHLY TAX BENEFIT

Consider the tax benefits of your home mortgage. By consolidating your non-tax deductible debt (credit cards, etc.) into your mortgage, you can save \$\$\$\$. This is just an estimate - contact your tax consultant for advice.

Tax Brac: 28%	30 year fixed	30 year io	30 year fixed	5 year ARM
1st Mortgage	\$570	\$595	\$546	\$473
2nd Mortgage	\$0	\$0	\$0	\$0
Property Tax	\$0	\$0	\$0	\$0
Total Monthly	\$570	\$595	\$546	\$473
Net Savings	\$97	\$121	\$73	\$0

NOTICE AND DISCLAIMER: The results above are based on (i) information provided by you, (ii) estimates of interest rates, your ability to save, your tax bracket, closing costs and other amounts, (iii) currently available loan programs and (iv) information and assumptions discussed with your advisor; all of which might change over time. If the information or assumptions are not correct or change, then the results above will change. Your advisor will provide additional information about costs, fees and other information required by state and federal law.



DETAIL

The Detail table below discloses the financial information used to calculate the tables above. For further information, speak with your professional mortgage advisor.*

	30 year fixed		30 year io		30 year fixed		5 year ARM	
Value	\$520,000		\$520,000		\$520,000		\$520,000	
Equity (%)	20.000%	0.000%	20.000%	0.000%	20.000%	0.000%	20.000%	0.000%
	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.
Loan Amount	\$416,000	\$0	\$416,000	\$0	\$416,000	\$0	\$416,000	\$0
Loan Type	Fixed	HELOC	Fixed	HELOC	Fixed	HELOC	Adjustable	HELOC
Interest Rate	5.875%	0.000%	6.125%	0.000%	5.625%	0.000%	4.875%	0.000%
Term	360	Int. Only	Int. Only	Int. Only	360	Int. Only	360	Int. Only
Closing	\$2,500	\$0	\$2,500	\$0	\$2,500	\$0	\$2,500	\$0
Points	1.000%	0.000%	1.000%	0.000%	1.500%	0.000%	1.000%	0.000%
APR	6.025%	0.000%	6.243%	0.000%	5.820%	0.000%	4.277%	0.000%
Principal & Int.	\$2,461	\$0	\$2,123	\$0	\$2,395	\$0	\$2,202	\$0
Mtg. Ins.	\$0		\$0		\$0		\$0	
Total P&I	\$2,461		\$2,123		\$2,395		\$2,202	
Index							1yr Tres	
Margin							2.500%	
LifeCap							9.950%	
Scenario							1	
First Adj Cap							2.000%	
First Adj Mos							60	
Adj Cap							5.000%	
Adj Mos							12	
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$0		\$0		\$0		\$0	
Prop Taxes	\$0		\$0		\$0		\$0	
Other	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Adj Cap%								
Adj Per (Mos)								
Recast Pd/Stop								
Max Balance								
PITI	\$2,461	\$0	\$2,123	\$0	\$2,395	\$0	\$2,202	\$0
Term Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total PITI	\$2,461		\$2,123		\$2,395		\$2,202	
Mo. Asset A.	\$0		\$337		\$66		\$259	
Asset A. IntRate	0.000%		8.000%		8.000%		8.000%	
Asset A. Open	\$0		\$337		\$66		\$259	

NOTES

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