

Fairway Independent Mortgage Corp

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Tax Bracket
33%

Prepared by
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Date prepared
3/12/2004

The purpose of this analysis is to help you make an informed decision when selecting your home loan.

- 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.

Total Cost Analysis

Neil Armstrong
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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.*

		No Cost	No Cost	1 Point	2 Points
1st	Loan Amount	\$511,200	\$511,200	\$300,000	\$300,000
	Interest Rate	4.875%	5.000%	5.100%	7.000%
	Term (months)	360	Int. Only	360	360
	P&I	\$2,705	\$2,130	\$1,629	\$1,996
	MI	\$0	\$0	\$0	\$0
2nd	Loan Amount	\$0	\$0.00	\$0.00	\$0.00
	Interest Rate	0.000%	0.000%	0.000%	0.000%
	Term (months)	84	84	180	180
	P&I	\$0	\$0	\$0	\$0
Totals	Total Payment	\$2,705	\$2,130	\$1,629	\$1,996
	Net Savings	\$0	\$575	\$1,076	\$709

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	No Cost	No Cost	1 Point	2 Points
Total Payment	\$162,319	\$162,300	\$105,531	\$130,614
Principal Paid	\$42,610	\$39,103	\$32,989	\$30,564
Int / MI Paid	\$119,709	\$123,197	\$72,542	\$100,051
Balance Left	\$468,590	\$472,097	\$267,011	\$269,436
Closing & Pts.	\$0	\$0	\$6,200	\$9,200
Total Cost	\$119,709	\$123,197	\$78,742	\$109,251
Net Savings	\$3,488	\$0	\$44,454	\$13,946

TERM REDUCTION

You can become debt free faster by applying a few more dollars each and every month towards the principal of your mortgage loan. Additionally, these consistent pre-payments may also save you thousands and thousands of dollars in interest savings over the life of your loan.*

	Equity Increase	No Cost	No Cost	1 Point	2 Points
1st	Reduction	\$0	\$575	\$130	\$181
	5 years	\$0	\$39,103	\$8,863	\$12,958
	10 years	\$0	\$89,287	\$20,295	\$31,328
	15 years	\$0	\$153,691	\$35,039	\$57,370
	Totals	Debt Free in	30.0 yrs.	29.9 yrs.	25.3 yrs.
	Interest Saved	\$0	\$271,695	\$51,125	\$108,804
2nd	Reduction	\$0	\$0	\$0	\$0
	5 years	\$0	\$0	\$0	\$0
	Totals	Debt Free In:	7.0 yrs.	7 yrs.	15 yrs.
	Interest Saved:	\$0	\$0	\$0	\$0

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: 33%	No Cost	No Cost	1 Point	2 Points
1st Mortgage	\$685	\$703	\$421	\$578
2nd Mortgage	\$0	\$0	\$0	\$0
Property Tax	\$0	\$0	\$0	\$0
Total Monthly	\$685	\$703	\$421	\$578
Net Savings	\$265	\$282	\$0	\$157

* NOTICE: Information provided is time-sensitive material. Rates, programs, fees and points are subject to change without notice. If you are applying for an Adjustable Rate Mortgage payments and interest rates will change. Payments, interest rates, and loan balances are estimates only. Your amount may be different. This is not a loan commitment, nor is it a guarantee of any kind. This comparison is based solely on estimated figures and information available at the time of preparation.

"We're only as good as our last loan"

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DETAIL

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

	No Cost		No Cost		1 Point		2 Points	
Value	\$400,000		\$400,000		\$400,000		\$400,000	
Equity (%)	-27.800%	0.000%	-27.800%	0.000%	25.000%	0.000%	25.000%	0.000%
	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.
Loan Amount	\$511,200	\$0	\$511,200	\$0	\$300,000	\$0	\$300,000	\$0
Loan Type	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
Interest Rate	4.875%	0.000%	5.000%	0.000%	5.100%	0.000%	7.000%	0.000%
Term	360	84	Int. Only	84	360	180	360	180
Closing	\$0	\$0	\$0	\$0	\$3,200	\$0	\$3,200	\$0
Points	0.000%	0.000%	0.000%	0.000%	1.000%	0.000%	2.000%	0.000%
APR	4.877%	0.000%	5.002%	0.000%	5.284%	0.000%	7.303%	0.000%
Principal & Int.	\$2,705	\$0	\$2,130	\$0	\$1,629	\$0	\$1,996	\$0
Mtg. Ins.	\$0		\$0		\$0		\$0	
Total P&I	\$2,705		\$2,130		\$1,629		\$1,996	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Per								
Adj Cap								
Adj Per								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$0		\$0		\$0		\$0	
Prop Taxes	\$0		\$0		\$0		\$0	
Other	\$0		\$0		\$0		\$0	
Total Fees	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Make Full Pymt?								
Adj Cap%								
Adj Period (Mos)								
Recast Pd/Stop								
Max Balance								
Total PITI	\$2,705		\$2,130		\$1,629		\$1,996	
Term Reduction	\$0		\$575		\$130		\$181	
PITI & Equity	\$2,705		\$2,705		\$1,759		\$2,177	
Asset A. IntRate	8.000%		0.000%		8.000%		8.000%	
Asset A. Open	\$100		\$0		\$0		\$0	

NOTES

This is just a small sample of the options we have available. Please call when you get this so that we can go over it in detail and further customize your options for you. We are committed to helping you understand your options today as well as saving you the most money over time. Thank you for allowing us the opportunity to help you finance your home.

Do you know anyone else looking to purchase or refinance? We would be glad to prepare a detailed analysis for them as well.

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