

# Finance Guide

---

Property Address Here!, Any Town, USA



## Agent or Owner

---

Agent or Owner Contact Info.

## Finance presentation by

---

David Bernat  
Professional Mortgage Partners  
524 W. State St., Suite C  
Geneva, IL 60134  
[www.DavidBernatCRMS.com](http://www.DavidBernatCRMS.com)  
(630) 485-2205

# Finance Analysis

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

Property Address Here!  
Any Town, USA

**Sales Price: \$295,000**

<b>Program</b>	30 Year Fixed	3/1 ARM	5/1 ARM
Total Loan Amount	\$280,250	\$280,250	\$280,250
Rate	6.500% (7.190 APR)	5.875% (8.326 APR)	6.125% (8.084 APR)
Points	0	0	0
Down Payment	5.0%	5.0%	5.0%

<b>Monthly Payment</b>			
Principal & Interest	\$1,771	\$1,658	\$1,703
Mortgage Insurance	182	215	182
Property Tax	323	323	323
Hazard Insurance	45	45	45
<b>Total Monthly Payment</b>	<b>\$2,321</b>	<b>\$2,241</b>	<b>\$2,253</b>

<b>Qualifying</b>			
Income to Qualify	\$69,644	\$67,217	\$67,587
Maximum Monthly Debt*	\$580*	\$560*	\$563*

<b>Cash Required to Close</b>			
Down Payment	\$14,750	\$14,750	\$14,750
Est. Closing Costs	1,725	1,725	1,725
Prepaid and Escrow Amount	681	600	593
Paid Outside Closing	-350	-350	-350
<b>Total Cash at Closing</b>	<b>\$16,806</b>	<b>\$16,725</b>	<b>\$16,718</b>
Cash Reserves Required	\$4,643	\$4,481	\$4,506

\* The *Maximum Monthly Debt* figure is only an approximation. Monthly debt can be higher. Consult either the listing agent or lender for more details.

# Comparison of Loan Programs

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

Program	30 Year Fixed	3/1 ARM	5/1 ARM
Rate	6.500% (7.190 APR)	5.875% (8.326 APR)	6.125% (8.084 APR)
Points	0	0	0
Loan To Value	95.00%	95.00%	95.00%

Initial Costs	1,725	1,725	1,725
Year 1	25,167	24,197	24,345
Year 2	48,610	46,668	46,965
Year 3	72,052	69,140	69,585
Year 4	95,494	95,797	92,205
Year 5	118,937	123,560	114,824
Year 6	142,379	151,323	141,461
Year 7	165,822	179,086	168,639
Year 8	189,264	206,849	195,817
Year 9	212,706	234,612	222,995
Year 10	236,149	262,375	250,173
Year 11	259,591	290,138	277,351
Year 12	283,033	317,901	304,529
Year 13	306,476	345,665	331,707
Year 14	329,918	373,428	358,885
Year 15	353,360	401,191	386,064
Life of Loan	704,997	817,636	793,739

This chart provides a cumulative total of closing costs plus principal and interest paid during the first 15 years, and over the life of the loan, for the loan programs shown above. This comparison will help you to evaluate the benefits of each program over a specific period of time. For example:

If you estimate that you will only own your home for four years, then the lowest cumulative payment as of *Year 4* would indicate the program that offers the lowest total costs over that period of time.

All adjustable loan program payments are calculated assuming that the index rates which limit the adjustments will remain at their current values (accrual rate).

# Good Faith Estimate

**Prep. By:** David Bernat  
**Of:** Professional Mortgage Partners  
 524 W. State St., Suite C  
 Geneva, IL 60134  
 www.DavidBernatCRMS.com

**Program:** 30 Year Fixed  
**At a note rate of:** 6.500%  
**Points:** 0  
**Sales Price:** \$295,000  
**Loan Amount:** \$280,250  
**Base Loan Amt.:** \$280,250  
**Down Payment:** \$14,750  
**Loan-To-Value:** 95.00%

**Borrower:**  
**Property:** Property Address Here!  
 Any Town, USA

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). The fees listed are estimates; the actual charges, rates, and points may be more or less. Additional information can be found in the HUD special information booklet, which is to be provided to you by your mortgage broker or lender. The undersigned acknowledges receipt of the booklet "settlement costs," and if applicable, the consumer handbook on ARM mortgages.

**Estimated Closing Costs**

-	Processing Fee	\$275
-	Title Insurance	1,100
-	Underwriting Fee	350
<b>Total Closing Costs</b>		<b>\$1,725</b>

**Monthly Payments**

Principal & Interest	\$1,771
Property Tax	323
Hazard Insurance	45
Private Mort. Ins.	182
<b>Total Monthly Payment</b>	<b>\$2,321</b>

**Prepaid Closing Costs and Escrows**

901	30 Days Prepaid Interest	\$1,518
1001	-8 Months Property Tax	-2,583
1002	2 Months Mortgage Insurance	364
-	4 Months Property Tax	1,292
-	2 Months Hazard Insurance	90
<b>Total Prepays &amp; Esc.</b>		<b>\$681</b>

**Cash at Closing**

Down Payment	\$14,750
Closing Costs	1,725
Prepaid & Escrow	681
Paid Outside Closing	-350
<b>Total Cash Required</b>	<b>\$16,806</b>

**Cash Reserves Required \$4,643**

I/we acknowledge receiving a copy of the above information.

Lender: \_\_\_\_\_ Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



# Good Faith Estimate

**Prep. By:** David Bernat  
**Of:** Professional Mortgage Partners  
 524 W. State St., Suite C  
 Geneva, IL 60134  
 www.DavidBernatCRMS.com

**Program:** 3/1 ARM  
**At a note rate of:** 5.875%  
**Points:** 0  
**Sales Price:** \$295,000  
**Loan Amount:** \$280,250

**Borrower:**  
**Property:** Property Address Here!  
 Any Town, USA

**Base Loan Amt.:** \$280,250  
**Down Payment:** \$14,750  
**Loan-To-Value:** 95.00%

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). The fees listed are estimates; the actual charges, rates, and points may be more or less. Additional information can be found in the HUD special information booklet, which is to be provided to you by your mortgage broker or lender. The undersigned acknowledges receipt of the booklet "settlement costs," and if applicable, the consumer handbook on ARM mortgages.

**Estimated Closing Costs**

-	Processing Fee	\$275
-	Title Insurance	1,100
-	Underwriting Fee	350

**Total Closing Costs** **\$1,725**

**Prepaid Closing Costs and Escrows**

901	30 Days Prepaid Interest	\$1,372
1001	-8 Months Property Tax	-2,583
1002	2 Months Mortgage Insurance	430
-	4 Months Property Tax	1,292
-	2 Months Hazard Insurance	90

**Total Prepays & Esc.** **\$600**

**Monthly Payments**

Principal & Interest	\$1,658
Property Tax	323
Hazard Insurance	45
Private Mort. Ins.	215

**Total Monthly Payment** **\$2,241**

**Cash at Closing**

Down Payment	\$14,750
Closing Costs	1,725
Prepaid & Escrow	600
Paid Outside Closing	-350

**Total Cash Required** **\$16,725**

**Cash Reserves Required** **\$4,481**

I/we acknowledge receiving a copy of the above information.

Lender: \_\_\_\_\_ Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



Presented Thursday, July 27, 2006 by David Bernat, Certified Mortgage Planner of Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, www.DavidBernatCRMS.com, Office (630) 485-2205, Mobile (708) 558-8434, Fax (630) 485-2206.



# Good Faith Estimate

**Prep. By:** David Bernat  
**Of:** Professional Mortgage Partners  
 524 W. State St., Suite C  
 Geneva, IL 60134  
 www.DavidBernatCRMS.com

**Program:** 5/1 ARM  
**At a note rate of:** 6.125%  
**Points:** 0  
**Sales Price:** \$295,000  
**Loan Amount:** \$280,250

**Borrower:**  
**Property:** Property Address Here!  
 Any Town, USA

**Base Loan Amt.:** \$280,250  
**Down Payment:** \$14,750  
**Loan-To-Value:** 95.00%

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). The fees listed are estimates; the actual charges, rates, and points may be more or less. Additional information can be found in the HUD special information booklet, which is to be provided to you by your mortgage broker or lender. The undersigned acknowledges receipt of the booklet "settlement costs," and if applicable, the consumer handbook on ARM mortgages.

**Estimated Closing Costs**

-	Processing Fee	\$275
-	Title Insurance	1,100
-	Underwriting Fee	350

**Total Closing Costs** **\$1,725**

**Prepaid Closing Costs and Escrows**

901	30 Days Prepaid Interest	\$1,430
1001	-8 Months Property Tax	-2,583
1002	2 Months Mortgage Insurance	364
-	4 Months Property Tax	1,292
-	2 Months Hazard Insurance	90

**Total Prepays & Esc.** **\$593**

**Monthly Payments**

Principal & Interest	\$1,703
Property Tax	323
Hazard Insurance	45
Private Mort. Ins.	182

**Total Monthly Payment** **\$2,253**

**Cash at Closing**

Down Payment	\$14,750
Closing Costs	1,725
Prepaid & Escrow	593
Paid Outside Closing	-350

**Total Cash Required** **\$16,718**

**Cash Reserves Required** **\$4,506**

I/we acknowledge receiving a copy of the above information.

Lender: \_\_\_\_\_ Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



Presented Thursday, July 27, 2006 by David Bernat, Certified Mortgage Planner of Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, www.DavidBernatCRMS.com, Office (630) 485-2205, Mobile (708) 558-8434, Fax (630) 485-2206.



# Annual Amortization Table

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

**30 Year Fixed**  
 Loan Amount of \$280,250  
 Interest Rate of 6.500% (7.190 APR)

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,771.37	\$3,132.42	\$18,124.02	\$277,117.58
2	1,771.37	3,342.19	17,914.25	273,775.39
3	1,771.37	3,566.04	17,690.40	270,209.35
4	1,771.37	3,804.87	17,451.57	266,404.48
5	1,771.37	4,059.68	17,196.76	262,344.80
6	1,771.37	4,331.57	16,924.87	258,013.23
7	1,771.37	4,621.65	16,634.79	253,391.58
8	1,771.37	4,931.16	16,325.28	248,460.42
9	1,771.37	5,261.43	15,995.01	243,198.99
10	1,771.37	5,613.77	15,642.67	237,585.22
11	1,771.37	5,989.76	15,266.68	231,595.46
12	1,771.37	6,390.90	14,865.54	225,204.56
13	1,771.37	6,818.91	14,437.53	218,385.65
14	1,771.37	7,275.59	13,980.85	211,110.06
15	1,771.37	7,762.87	13,493.57	203,347.19
16	1,771.37	8,282.73	12,973.71	195,064.46
17	1,771.37	8,837.46	12,418.98	186,227.00
18	1,771.37	9,429.29	11,827.15	176,797.71
19	1,771.37	10,060.78	11,195.66	166,736.93
20	1,771.37	10,734.60	10,521.84	156,002.33
21	1,771.37	11,453.52	9,802.92	144,548.81
22	1,771.37	12,220.59	9,035.85	132,328.22
23	1,771.37	13,039.01	8,217.43	119,289.21
24	1,771.37	13,912.26	7,344.18	105,376.95
25	1,771.37	14,843.99	6,412.45	90,532.96
26	1,771.37	15,838.11	5,418.33	74,694.85
27	1,771.37	16,898.83	4,357.61	57,796.02
28	1,771.37	18,030.56	3,225.88	39,765.46
29	1,771.37	19,238.11	2,018.33	20,527.35
30	1,771.44	20,527.35	729.94	0.00

This chart provides total annual principal and interest payments during the term of the loan program shown. All adjustable loan program payments are calculated assuming that the index rates which limit the adjustments will remain at their current values (accrual rate).



Presented Thursday, July 27, 2006 by David Bernat, Certified Mortgage Planner of Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, [www.DavidBernatCRMS.com](http://www.DavidBernatCRMS.com), Office (630) 485-2205, Mobile (708) 558-8434, Fax (630) 485-2206.



# Annual Amortization Table

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

## 3/1 ARM

Loan Amount of \$280,250  
Interest Rate of 5.875% (8.326 APR)

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,657.78	\$3,522.52	\$16,370.84	\$276,727.48
2	1,657.78	3,735.14	16,158.22	272,992.34
3	1,657.78	3,960.60	15,932.76	269,031.74
4	2,006.54	2,998.94	21,079.54	266,032.80
5	2,098.73	2,977.38	22,207.38	263,055.42
6	2,098.73	3,237.01	21,947.75	259,818.41
7	2,098.73	3,519.30	21,665.46	256,299.11
8	2,098.73	3,826.18	21,358.58	252,472.93
9	2,098.73	4,159.83	21,024.93	248,313.10
10	2,098.73	4,522.58	20,662.18	243,790.52
11	2,098.73	4,916.95	20,267.81	238,873.57
12	2,098.73	5,345.73	19,839.03	233,527.84
13	2,098.73	5,811.89	19,372.87	227,715.95
14	2,098.73	6,318.71	18,866.05	221,397.24
15	2,098.73	6,869.72	18,315.04	214,527.52
16	2,098.73	7,468.76	17,716.00	207,058.76
17	2,098.73	8,120.06	17,064.70	198,938.70
18	2,098.73	8,828.16	16,356.60	190,110.54
19	2,098.73	9,597.99	15,586.77	180,512.55
20	2,098.73	10,434.98	14,749.78	170,077.57
21	2,098.73	11,344.93	13,839.83	158,732.64
22	2,098.73	12,334.22	12,850.54	146,398.42
23	2,098.73	13,409.82	11,774.94	132,988.60
24	2,098.73	14,579.18	10,605.58	118,409.42
25	2,098.73	15,850.52	9,334.24	102,558.90
26	2,098.73	17,232.74	7,952.02	85,326.16
27	2,098.73	18,735.49	6,449.27	66,590.67
28	2,098.73	20,369.29	4,815.47	46,221.38
29	2,098.73	22,145.53	3,039.23	24,075.85
30	2,098.66	24,075.85	1,108.10	0.00

This chart provides total annual principal and interest payments during the term of the loan program shown. All adjustable loan program payments are calculated assuming that the index rates which limit the adjustments will remain at their current values (accrual rate).

# Annual Amortization Table

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

## 5/1 ARM

Loan Amount of \$280,250  
Interest Rate of 6.125% (8.084 APR)

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,702.83	\$3,362.00	\$17,071.96	\$276,888.00
2	1,702.83	3,573.78	16,860.18	273,314.22
3	1,702.83	3,798.94	16,635.02	269,515.28
4	1,702.83	4,038.26	16,395.70	265,477.02
5	1,702.83	4,292.68	16,141.28	261,184.34
6	2,037.54	3,352.26	21,098.22	257,832.08
7	2,082.68	3,492.31	21,499.85	254,339.77
8	2,082.68	3,796.85	21,195.31	250,542.92
9	2,082.68	4,127.96	20,864.20	246,414.96
10	2,082.68	4,487.90	20,504.26	241,927.06
11	2,082.68	4,879.29	20,112.87	237,047.77
12	2,082.68	5,304.76	19,687.40	231,743.01
13	2,082.68	5,767.35	19,224.81	225,975.66
14	2,082.68	6,270.29	18,721.87	219,705.37
15	2,082.68	6,817.05	18,175.11	212,888.32
16	2,082.68	7,411.53	17,580.63	205,476.79
17	2,082.68	8,057.82	16,934.34	197,418.97
18	2,082.68	8,760.50	16,231.66	188,658.47
19	2,082.68	9,524.43	15,467.73	179,134.04
20	2,082.68	10,354.99	14,637.17	168,779.05
21	2,082.68	11,257.98	13,734.18	157,521.07
22	2,082.68	12,239.71	12,752.45	145,281.36
23	2,082.68	13,307.05	11,685.11	131,974.31
24	2,082.68	14,467.45	10,524.71	117,506.86
25	2,082.68	15,729.05	9,263.11	101,777.81
26	2,082.68	17,100.67	7,891.49	84,677.14
27	2,082.68	18,591.89	6,400.27	66,085.25
28	2,082.68	20,213.14	4,779.02	45,872.11
29	2,082.68	21,975.80	3,016.36	23,896.31
30	2,083.03	23,896.31	1,100.02	0.00

This chart provides total annual principal and interest payments during the term of the loan program shown. All adjustable loan program payments are calculated assuming that the index rates which limit the adjustments will remain at their current values (accrual rate).

# Financial Analysis

David Bernat, Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, phone (630) 485-2205

**Property Address: Property Address Here!, Any Town, USA**

**Listing Agent:** -

Professional Mortgage Partners is pleased to extend the benefits of our **Homebuyer Pre-Qualification** program to you. We will instantly determine the maximum home value and loan amount available to you under the loan programs that benefit you most. This enables you to enter the home buying process with confidence, without the lengthy qualification sessions that were once necessary.

You need only complete this form and fax or mail it to our office for a complete financial analysis of all aspects of your purchase. The process takes only seconds and ensures that you make the right decisions!

**Your personal report will include:** *maximum home price, maximum loan amount, monthly home payments, qualifying ratios, cash required to close, amortization schedules, itemized estimates of closing costs, loan program comparisons, economic analysis, and a Truth-In-Lending Credit Table*

***Fill in the blanks and we'll forward your personal homebuyer's report!***

Name:	_____		
Address:	_____	Day Phone:	_____
	_____	Fax:	_____
Annual Income:	\$	_____	
Monthly Debt:	\$	_____	
Cash Assets:	\$	_____	
Do you currently rent or own?		_____	
Monthly Rent or Mortgage:	\$	_____	
Are you working with a Realtor®?		_____	
	If so, who?	_____	Realtor® Phone: _____

**Fax To: (630) 485-2206**

**OR**

**Apply Online at**  
**[www.DavidBernatMortgage.com](http://www.DavidBernatMortgage.com) or [www.DavidBernatCRMS.com](http://www.DavidBernatCRMS.com)**  
**for Free Mortgage Pre-Approval, complete with Credit Report and Automated Underwriting**



Presented Thursday, July 27, 2006 by David Bernat, Certified Mortgage Planner of Professional Mortgage Partners, 524 W. State St., Suite C, Geneva, IL 60134, [www.DavidBernatCRMS.com](http://www.DavidBernatCRMS.com), Office (630) 485-2205, Mobile (708) 558-8434, Fax (630) 485-2206.

