

Refinance Guide

Property Address Here, Your Town, USA

Home Owner

Your Name Here (Sample Report)

Finance presentation by

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Refinance Analysis

David Bernat, Wintrust Mortgage, 524 W. State St., Suite C, Geneva, IL 60134, phone (708) 558-8434

Your Name Here (Sample Report)
 Property Address Here
 Your Town, USA

Home Value	\$275,000	Monthly Income	\$6,500
Cash Assets	\$0	Monthly Debt Payments	\$350

Program	Current	30 Year Fixed	20 Year Fixed	15 Year Fixed
Rate		4.375%	4.125%	3.500%
Points		0	0	0
Total Liens	\$220,000	\$220,000	\$220,000	\$220,000

Monthly Payment				
Principal & Interest	\$1,474	\$1,098	\$1,348	\$1,573
Mortgage Insurance	-	0	0	0
Property Tax	504	504	504	504
Hazard Insurance	76	76	76	76
Total Monthly Pmt.	\$2,054	\$1,678	\$1,928	\$2,153
Loan-To-Value Ratio	80.00%	80.00%	80.00%	80.00%
Front Ratio		25.82%	29.66%	33.12%
Back Ratio		31.21%	35.04%	38.50%

Pay Off Existing Lien	\$220,000*	\$220,000*	\$220,000*
Closing Costs	1,890	1,890	1,890
Prepays	401	378	321
Reserves	2,168	2,168	2,168
Cash Out (+) / In (-)	0*	0*	0*
Cash to Close	\$4,109	\$4,086	\$4,028
Cash Reserves Req.	\$3,357	\$3,855	\$0
Monthly Savings [†]	\$376	\$126	\$-99
Cost of Refinance [†]	1,890	1,890	1,890
Months to Breakeven [†]	6	15	N/A

* These items are included in the new loan amount.

† *Months to Breakeven, Monthly Savings, and Cost of Refinance* figures are intended to reflect the economic effects of the change in your interest rate.

These calculations are offered as a customer service, to provide a detailed analysis of a borrower's ability to obtain a mortgage refinance on a specific property. This does *not* constitute a loan commitment and is only a preliminary evaluation of a borrower's ability to qualify, based upon the information available at the time of preparation.

Estimated Cash to Close Worksheet

Prep. By:	David Bernat	Program:	30 Year Fixed
Of:	Wintrust Mortgage	At a note rate of:	4.375%
	524 W. State St., Suite C	Points:	0
	Geneva, IL 60134	Sales Price:	\$275,000
	www.DavidBernatCRMS.com	Loan Amount:	\$220,000
Borrower:	Your Name Here (Sample Report)	Base Loan Amt.:	\$220,000
Property:	Property Address Here	Down Payment:	\$0
	Your Town, USA	Loan-To-Value:	80.00%

Estimated Closing Costs

-	Administrative Fee	\$850
-	Appraisal	350
-	Credit Report	30
-	Flood Certification	10
-	Title Company Closing Fee	250
-	Title Company CPL	150
-	Title Insurance	200
-	Title Recording Fees	50
	Total Closing Costs	\$1,890

Prepaid Closing Costs and Escrows

901	15 Days Prepaid Interest	\$401
-	4 Months Property Tax	2,016
-	2 Months Hazard Insurance	152
	Total Prepays & Esc.	\$2,569

Monthly Payments

Principal & Interest	\$1,098
Property Tax	504
Hazard Insurance	76
Total Monthly Payment	\$1,678

Cash at Closing

Old Loan Payoff	\$220,000
New Loan	-220,000
Closing Costs	1,890
Prepaid & Escrow	2,569
Paid Outside Closing	-350
Total Cash Required	\$4,109

Cash Reserves Required \$3,357

This is an estimated cash to close worksheet, and does not constitute a loan approval, or commitment to lend. As interest rates change daily, the monthly payment information listed above is subject to change. All approvals are subject to underwriting guidelines. Program rates, terms, and conditions are subject to change at any time. The closing costs and prepaid amounts reflected on this form are estimated figures used to estimate the amounts of funds you may need at settlement. If a property has not yet been identified, and all required data required by the Real Estate Settlement Procedures Act has not been obtained, this transaction is not subject to the Real Estate Settlement Procedures Act disclosure requirements.

Estimated Cash to Close Worksheet

Prep. By: David Bernat	Program: 20 Year Fixed
Of: Wintrust Mortgage	At a note rate of: 4.125%
524 W. State St., Suite C	Points: 0
Geneva, IL 60134	Sales Price: \$275,000
www.DavidBernatCRMS.com	Loan Amount: \$220,000
Borrower: Your Name Here (Sample Report)	Base Loan Amt.: \$220,000
Property: Property Address Here	Down Payment: \$0
Your Town, USA	Loan-To-Value: 80.00%

Estimated Closing Costs

-	Administrative Fee	\$850
-	Appraisal	350
-	Credit Report	30
-	Flood Certification	10
-	Title Company Closing Fee	250
-	Title Company CPL	150
-	Title Insurance	200
-	Title Recording Fees	50
Total Closing Costs		\$1,890

Prepaid Closing Costs and Escrows

901	15 Days Prepaid Interest	\$378
-	4 Months Property Tax	2,016
-	2 Months Hazard Insurance	152
Total Prepays & Esc.		\$2,546

Monthly Payments

Principal & Interest	\$1,348
Property Tax	504
Hazard Insurance	76
Total Monthly Payment	\$1,928

Cash at Closing

Old Loan Payoff	\$220,000
New Loan	-220,000
Closing Costs	1,890
Prepaid & Escrow	2,546
Paid Outside Closing	-350
Total Cash Required	\$4,086

Cash Reserves Required \$3,855

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Estimated Cash to Close Worksheet

Prep. By: David Bernat	Program: 15 Year Fixed
Of: Wintrust Mortgage	At a note rate of: 3.500%
524 W. State St., Suite C	Points: 0
Geneva, IL 60134	Sales Price: \$275,000
www.DavidBernatCRMS.com	Loan Amount: \$220,000
Borrower: Your Name Here (Sample Report)	Base Loan Amt.: \$220,000
Property: Property Address Here	Down Payment: \$0
Your Town, USA	Loan-To-Value: 80.00%

Estimated Closing Costs

-	Administrative Fee	\$850
-	Appraisal	350
-	Credit Report	30
-	Flood Certification	10
-	Title Company Closing Fee	250
-	Title Company CPL	150
-	Title Insurance	200
-	Title Recording Fees	50
Total Closing Costs		\$1,890

Prepaid Closing Costs and Escrows

901	15 Days Prepaid Interest	\$321
-	4 Months Property Tax	2,016
-	2 Months Hazard Insurance	152
Total Prepays & Esc.		\$2,489

Monthly Payments

Principal & Interest	\$1,573
Property Tax	504
Hazard Insurance	76
Total Monthly Payment	\$2,153

Cash at Closing

Old Loan Payoff	\$220,000
New Loan	-220,000
Closing Costs	1,890
Prepaid & Escrow	2,489
Paid Outside Closing	-350
Total Cash Required	\$4,028

Cash Reserves Required \$0

This is an estimated cash to close worksheet, and does not constitute a loan approval, or commitment to lend. As interest rates change daily, the monthly payment information listed above is subject to change. All approvals are subject to underwriting guidelines. Program rates, terms, and conditions are subject to change at any time. The closing costs and prepaid amounts reflected on this form are estimated figures used to estimate the amounts of funds you may need at settlement. If a property has not yet been identified, and all required data required by the Real Estate Settlement Procedures Act has not been obtained, this transaction is not subject to the Real Estate Settlement Procedures Act disclosure requirements.

Comparison of Loan Programs

David Bernat, Wintrust Mortgage, 524 W. State St., Suite C, Geneva, IL 60134, phone (708) 558-8434

Program	30 Year Fixed	20 Year Fixed	15 Year Fixed
Rate	4.375%	4.125%	3.500%
Points	0	0	0
Loan To Value	80.00%	80.00%	80.00%

Initial Costs	1,890	1,890	1,890
Year 1	15,071	18,062	20,762
Year 2	28,252	34,234	39,635
Year 3	41,433	50,406	58,508
Year 4	54,614	66,579	77,381
Year 5	67,795	82,751	96,254
Year 6	80,976	98,923	115,127
Year 7	94,158	115,095	134,000
Year 8	107,339	131,268	152,873
Year 9	120,520	147,440	171,745
Year 10	133,701	163,612	190,618
Year 11	146,882	179,785	209,491
Year 12	160,063	195,957	228,364
Year 13	173,245	212,129	247,237
Year 14	186,426	228,301	266,110
Year 15	199,607	244,474	284,983
Life of Loan	397,323	325,336	284,983

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 worst case increases will occur.

Annual Amortization Table

David Bernat, Wintrust Mortgage, 524 W. State St., Suite C, Geneva, IL 60134, phone (708) 558-8434

30 Year Fixed
 Loan Amount of \$220,000
 Interest Rate of 4.375%

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,098.43	\$3,628.34	\$9,552.82	\$216,371.66
2	1,098.43	3,790.29	9,390.87	212,581.37
3	1,098.43	3,959.49	9,221.67	208,621.88
4	1,098.43	4,136.25	9,044.91	204,485.63
5	1,098.43	4,320.87	8,860.29	200,164.76
6	1,098.43	4,513.75	8,667.41	195,651.01
7	1,098.43	4,715.24	8,465.92	190,935.77
8	1,098.43	4,925.71	8,255.45	186,010.06
9	1,098.43	5,145.58	8,035.58	180,864.48
10	1,098.43	5,375.30	7,805.86	175,489.18
11	1,098.43	5,615.23	7,565.93	169,873.95
12	1,098.43	5,865.87	7,315.29	164,008.08
13	1,098.43	6,127.71	7,053.45	157,880.37
14	1,098.43	6,401.22	6,779.94	151,479.15
15	1,098.43	6,686.97	6,494.19	144,792.18
16	1,098.43	6,985.47	6,195.69	137,806.71
17	1,098.43	7,297.28	5,883.88	130,509.43
18	1,098.43	7,623.01	5,558.15	122,886.42
19	1,098.43	7,963.30	5,217.86	114,923.12
20	1,098.43	8,318.77	4,862.39	106,604.35
21	1,098.43	8,690.11	4,491.05	97,914.24
22	1,098.43	9,078.00	4,103.16	88,836.24
23	1,098.43	9,483.24	3,697.92	79,353.00
24	1,098.43	9,906.53	3,274.63	69,446.47
25	1,098.43	10,348.75	2,832.41	59,097.72
26	1,098.43	10,810.69	2,370.47	48,287.03
27	1,098.43	11,293.27	1,887.89	36,993.76
28	1,098.43	11,797.39	1,383.77	25,196.37
29	1,098.43	12,323.99	857.17	12,872.38
30	1,098.29	12,872.38	307.05	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 worst case increases will occur.

Annual Amortization Table

David Bernat, Wintrust Mortgage, 524 W. State St., Suite C, Geneva, IL 60134, phone (708) 558-8434

20 Year Fixed
Loan Amount of \$220,000
Interest Rate of 4.125%

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,347.69	\$7,233.00	\$8,939.28	\$212,767.00
2	1,347.69	7,537.07	8,635.21	205,229.93
3	1,347.69	7,853.94	8,318.34	197,375.99
4	1,347.69	8,184.10	7,988.18	189,191.89
5	1,347.69	8,528.16	7,644.12	180,663.73
6	1,347.69	8,886.67	7,285.61	171,777.06
7	1,347.69	9,260.26	6,912.02	162,516.80
8	1,347.69	9,649.53	6,522.75	152,867.27
9	1,347.69	10,055.20	6,117.08	142,812.07
10	1,347.69	10,477.90	5,694.38	132,334.17
11	1,347.69	10,918.38	5,253.90	121,415.79
12	1,347.69	11,377.37	4,794.91	110,038.42
13	1,347.69	11,855.68	4,316.60	98,182.74
14	1,347.69	12,354.07	3,818.21	85,828.67
15	1,347.69	12,873.41	3,298.87	72,955.26
16	1,347.69	13,414.62	2,757.66	59,540.64
17	1,347.69	13,978.55	2,193.73	45,562.09
18	1,347.69	14,566.18	1,606.10	30,995.91
19	1,347.69	15,178.54	993.74	15,817.37
20	1,347.75	15,817.37	355.68	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 worst case increases will occur.

Annual Amortization Table

David Bernat, Wintrust Mortgage, 524 W. State St., Suite C, Geneva, IL 60134, phone (708) 558-8434

15 Year Fixed
Loan Amount of \$220,000
Interest Rate of 3.500%

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,572.74	\$11,353.85	\$7,519.03	\$208,646.15
2	1,572.74	11,757.70	7,115.18	196,888.45
3	1,572.74	12,175.86	6,697.02	184,712.59
4	1,572.74	12,608.93	6,263.95	172,103.66
5	1,572.74	13,057.39	5,815.49	159,046.27
6	1,572.74	13,521.79	5,351.09	145,524.48
7	1,572.74	14,002.73	4,870.15	131,521.75
8	1,572.74	14,500.78	4,372.10	117,020.97
9	1,572.74	15,016.52	3,856.36	102,004.45
10	1,572.74	15,550.61	3,322.27	86,453.84
11	1,572.74	16,103.68	2,769.20	70,350.16
12	1,572.74	16,676.45	2,196.43	53,673.71
13	1,572.74	17,269.59	1,603.29	36,404.12
14	1,572.74	17,883.81	989.07	18,520.31
15	1,572.78	18,520.31	353.02	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 worst case increases will occur.