

First-time Homebuyer's Guide

Your Address Here!, Your Town, IL



Home Buyer

Your Name Here (Sample Report)
123 Any Street
Anytown, U.S.A.

Finance presentation by

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

Rent vs. Own Analysis

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

Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

Loan Information		Annual Rates (assumptions):	
Program	30 Year Fixed	Real Estate Appreciation	3%
Sales Price	\$225,000	Inflation	2%
Rate	7.000% (7.020 APR)	Incremental Tax Rate	28%
Points	0	Alternative Investment	5%
Loan Amount	\$180,000	Cost to Sell Property	4%
Loan-To-Value	80.00%		

Initial Monthly Payment		Cash Required to Close	
Principal & Interest	\$1,198	Down Payment	\$45,000
Property Tax	267	Closing Costs	1,725
Hazard Insurance	45	Prepaid & Escrow	73
Total	\$1,509	Total Cash Required	\$46,798
		Cash Reserves Required	\$3,018

First Year Average Cash Flow	
Monthly Payment Cost	\$-1,509
Tax Benefits	367
Monthly Cash Flow	\$-1,142
Rent Savings	1,295
Equity Gain	692
Investment Cost	-251
Monthly Economic Gain	\$595

Economic Value Forecast				
	<u>Initial Payment</u>	<u>Year 10 Payment</u>	<u>Net Cost 10 Years</u>	<u>Net Cost 30 Years</u>
Rent	\$1,295	\$1,690	\$157,128	\$526,963
Own	\$1,509	\$1,523	\$85,508	\$53,811
Breakeven in 2 years				

Payments shown above are in "then-year" dollars. Net costs are shown in "current-year" dollars. For more details on this calculation, please contact David Bernat.

Rent vs. Own Analysis

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Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

Loan Information		Annual Rates (assumptions):	
Program	3/1 ARM	Real Estate Appreciation	3%
Sales Price	\$225,000	Inflation	2%
Rate	6.375% (6.772 APR)	Incremental Tax Rate	28%
Points	0	Alternative Investment	5%
Loan Amount	\$180,000	Cost to Sell Property	4%
Loan-To-Value	80.00%		

Initial Monthly Payment		Cash Required to Close	
Principal & Interest	\$1,123	Down Payment	\$45,000
Property Tax	267	Closing Costs	1,725
Hazard Insurance	45	Prepaid & Escrow	-20
Total	\$1,435	Total Cash Required	\$46,705
		Cash Reserves Required	\$2,869

First Year Average Cash Flow	
Monthly Payment Cost	\$-1,435
Tax Benefits	341
Monthly Cash Flow	\$-1,094
Rent Savings	1,295
Equity Gain	712
Investment Cost	-248
Monthly Economic Gain	\$665

Economic Value Forecast				
	<u>Initial Payment</u>	<u>Year 10 Payment</u>	<u>Net Cost 10 Years</u>	<u>Net Cost 30 Years</u>
Rent	\$1,295	\$1,690	\$157,128	\$526,963
Own	\$1,435	\$1,506	\$80,606	\$37,143
Breakeven in 2 years				

Payments shown above are in "then-year" dollars. Net costs are shown in "current-year" dollars. For more details on this calculation, please contact David Bernat.

Rent vs. Own Analysis

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

Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

Loan Information		Annual Rates (assumptions):	
Program	5/1 ARM	Real Estate Appreciation	3%
Sales Price	\$225,000	Inflation	2%
Rate	6.625% (6.801 APR)	Incremental Tax Rate	28%
Points	0	Alternative Investment	5%
Loan Amount	\$180,000	Cost to Sell Property	4%
Loan-To-Value	80.00%		

Initial Monthly Payment		Cash Required to Close	
Principal & Interest	\$1,153	Down Payment	\$45,000
Property Tax	267	Closing Costs	1,725
Hazard Insurance	45	Prepaid & Escrow	17
Total	\$1,464	<u>Paid Outside Closing</u>	<u>-350</u>
		Total Cash Required	\$46,392
		Cash Reserves Required	\$2,928

First Year Average Cash Flow	
Monthly Payment Cost	\$-1,464
<u>Tax Benefits</u>	<u>352</u>
Monthly Cash Flow	\$-1,113
Rent Savings	1,295
Equity Gain	704
<u>Investment Cost</u>	<u>-247</u>
Monthly Economic Gain	\$639

Economic Value Forecast				
	<u>Initial Payment</u>	<u>Year 10 Payment</u>	<u>Net Cost 10 Years</u>	<u>Net Cost 30 Years</u>
Rent	\$1,295	\$1,690	\$157,128	\$526,963
Own	\$1,464	\$1,506	\$80,672	\$37,306
Breakeven in 2 years				

Payments shown above are in "then-year" dollars. Net costs are shown in "current-year" dollars. For more details on this calculation, please contact David Bernat.

Annual Rent vs. Own Comparison

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

Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

30 Year Fixed

Loan Amount of \$180,000

Interest Rate of 7.000% (7.020 APR)

Year	Rent Payment	Own Payment	Net Rent Cost	Net Own Cost
1	\$1,295	\$1,509	\$12,696	\$16,178
2	1,334	1,511	28,131	25,088
3	1,374	1,512	43,715	33,758
4	1,415	1,513	59,450	42,163
5	1,458	1,515	75,339	50,277
6	1,501	1,516	91,382	58,075
7	1,546	1,518	107,581	65,526
8	1,593	1,520	123,937	72,603
9	1,640	1,521	140,452	79,274
10	1,690	1,523	157,128	85,508
11	1,740	1,525	173,967	91,272
12	1,793	1,527	190,969	96,529
13	1,846	1,528	208,136	101,244
14	1,902	1,530	225,471	105,379
15	1,959	1,532	242,975	108,894
16	2,018	1,534	260,649	111,747
17	2,078	1,536	278,495	113,894
18	2,140	1,539	296,515	115,291
19	2,205	1,541	314,711	115,889
20	2,271	1,543	333,084	115,639
21	2,339	1,545	351,636	114,490
22	2,409	1,548	370,369	112,386
23	2,481	1,550	389,284	109,271
24	2,556	1,553	408,384	105,086
25	2,632	1,556	427,671	99,770
26	2,711	1,558	447,145	93,256
27	2,793	1,561	466,810	85,479
28	2,877	1,564	486,666	76,367
29	2,963	1,567	506,717	65,846
30	3,052	1,474	526,963	53,811

Payments shown above are in actual, "then-year" dollars. Net costs are shown in "current-year" dollars. For further explanation of assumptions and calculations, please contact David Bernat.



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 Rent vs. Own Comparison

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Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

3/1 ARM

Loan Amount of \$180,000

Interest Rate of 6.375% (6.772 APR)

Year	Rent Payment	Own Payment	Net Rent Cost	Net Own Cost
1	\$1,295	\$1,435	\$12,696	\$15,257
2	1,334	1,436	28,131	23,318
3	1,374	1,437	43,715	31,115
4	1,415	1,496	59,450	39,235
5	1,458	1,498	75,339	47,054
6	1,501	1,499	91,382	54,542
7	1,546	1,501	107,581	61,672
8	1,593	1,502	123,937	68,414
9	1,640	1,504	140,452	74,736
10	1,690	1,506	157,128	80,606
11	1,740	1,507	173,967	85,990
12	1,793	1,509	190,969	90,851
13	1,846	1,511	208,136	95,154
14	1,902	1,513	225,471	98,858
15	1,959	1,515	242,975	101,924
16	2,018	1,517	260,649	104,308
17	2,078	1,519	278,495	105,967
18	2,140	1,521	296,515	106,853
19	2,205	1,524	314,711	106,918
20	2,271	1,526	333,084	106,112
21	2,339	1,528	351,636	104,381
22	2,409	1,531	370,369	101,670
23	2,481	1,533	389,284	97,922
24	2,556	1,536	408,384	93,075
25	2,632	1,538	427,671	87,066
26	2,711	1,541	447,145	79,829
27	2,793	1,544	466,810	71,295
28	2,877	1,547	486,666	61,392
29	2,963	1,550	506,717	50,044
30	3,052	1,457	526,963	37,143

Payments shown above are in actual, "then-year" dollars. Net costs are shown in "current-year" dollars. For further explanation of assumptions and calculations, please contact David Bernat.



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Annual Rent vs. Own Comparison

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Your Name Here (Sample Report)

Your Address Here!

Your Town, IL

5/1 ARM

Loan Amount of \$180,000

Interest Rate of 6.625% (6.801 APR)

Year	Rent Payment	Own Payment	Net Rent Cost	Net Own Cost
1	\$1,295	\$1,464	\$12,696	\$15,251
2	1,334	1,466	28,131	23,626
3	1,374	1,467	43,715	31,745
4	1,415	1,468	59,450	39,582
5	1,458	1,470	75,339	47,113
6	1,501	1,500	91,382	54,602
7	1,546	1,501	107,581	61,733
8	1,593	1,503	123,937	68,477
9	1,640	1,504	140,452	74,800
10	1,690	1,506	157,128	80,672
11	1,740	1,508	173,967	86,058
12	1,793	1,510	190,969	90,922
13	1,846	1,512	208,136	95,227
14	1,902	1,514	225,471	98,934
15	1,959	1,516	242,975	102,003
16	2,018	1,518	260,649	104,390
17	2,078	1,520	278,495	106,052
18	2,140	1,522	296,515	106,942
19	2,205	1,524	314,711	107,012
20	2,271	1,526	333,084	106,210
21	2,339	1,529	351,636	104,484
22	2,409	1,531	370,369	101,778
23	2,481	1,534	389,284	98,035
24	2,556	1,536	408,384	93,193
25	2,632	1,539	427,671	87,190
26	2,711	1,542	447,145	79,960
27	2,793	1,545	466,810	71,433
28	2,877	1,547	486,666	61,538
29	2,963	1,550	506,717	50,198
30	3,052	1,457	526,963	37,306

Payments shown above are in actual, "then-year" dollars. Net costs are shown in "current-year" dollars. For further explanation of assumptions and calculations, please contact David Bernat.



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Rent vs. Own Analysis

explanation of calculation

The attached *Rent vs. Own Analysis* is intended to show the true financial value of home ownership for a specific scenario. Since the calculations and rationale are somewhat complex, this sheet is included with the *Analysis* printout, to explain the information presented in each section.

Loan Information

Shows the details of the mortgage financing upon which the analysis calculations are based.

Annual Rates

These are the assumptions upon which the Analysis is based. The first rate, "Real Estate Appreciation," is used in the calculations to estimate the increases that will occur, over time, to home values, rent costs, property taxes, and homeowner's insurance costs. The next figure, for "Inflation", is used to relate figures for money in different years. The effect of inflation is often neglected in financial calculations, but it is vital for long term considerations and is included in our calculations. Next, the "Incremental Tax Rate", also known as a *tax bracket*, is used to estimate the tax savings you will receive for your deductible payments for property tax and mortgage loan interest and points. It is also used to find the amount of income tax that you would have to pay on alternative investments. The "Alternative Investment" figure shows the returns that you could reasonably expect from your money if you chose to invest it in interest bearing bank accounts, bonds, or stocks. Finally, the "Cost to Sell Property" represents the one-time cost you will incur when you sell your home. This cost comes from real estate agent commissions as well as any closing costs that you might pay as the seller.

Initial Monthly Payment

Breaks out the payments you will make in the first month after you purchase your home.

Cash Required to Close

Describes the Down Payment, Closing Costs, and Prepaid & Escrow fees which you would pay at closing. This represents your total cash investment in your property.

First Year Average Cash Flow

Presents your home investment from the point of view of cash flow and value during the first year. First, your monthly payment is presented as a negative number, representing the average amount you will pay during the first year. Because you will now own a home, you will receive a tax break for deductible interest and property tax payments. This amount is therefore shown as a positive cash flow; you will actually be able to increase your paycheck by this amount by adjusting your withholding information on the IRS Form W-4 that you provide to your employer. The impact, if any, of rental income and maintenance is also shown. Adding these numbers together gives your total "Monthly Cash Flow", which is shown as a subtotal. You may compare this cash

flow number with what you would have been paying every month if you had continued to rent. Thus, your "Rent Savings" are added as a positive number.

The remaining numbers deal with the *investment value* of your home. Every year, the value of the home may be expected to increase. Also, part of each monthly payment is applied to the principal value of your loan. Adding the monthly appreciation and principal gives the amount by which your *equity* in your home increases. This increase is shown as "Equity Gain". Finally, we must account for the "Investment Cost", or *time value* of the money which you will invest at closing. This is the interest which you would have received if you had chosen not to purchase and had instead placed the money in an alternative investment. This amount is subtracted from your investment returns.

The final total, "Monthly Economic Gain", represents your net gain (or cost, if negative) due to buying a house, as opposed to renting. In other words, this is the amount by which your personal wealth will increase every month while you own your home.

Economic Value Forecast

Demonstrates the long-term benefits of owning a home. The two rows allow you to compare cost and savings figures for both renting and owning. The first column shows the monthly payments for the first year. The next column gives the same figures for year 10, showing the actual dollar amounts you could expect to pay. Note that these are *inflated* dollars, or the actual cash amounts you would be paying. The last two columns show the *net comparative economic cost* (or simply "net cost") for two different years. These are the bottom-line figures upon which you should base your home buying decision. Therefore, the *economic cost* and its calculation deserve some explanation.

In evaluating a financial option, there are two major considerations. The first is cash flow. You must be able to afford the payments on the home. For this, you will want to compare the "Monthly Cash Flow" figure as described above with your current monthly rental payments.

The second consideration is net cost. This is the difference in money that you will see at the end of some period, depending upon the investment decision you make. When you purchase a home, you will typically begin by paying more in down payment for the home than you would pay in rental deposits. Moreover, your initial monthly payments may be higher when you own than when you rent. Much of this difference will be returned to you in the form of tax deductions. However, over time, your monthly home ownership payments will actually become less than the rent you would otherwise be paying. This is because most of your home payment is determined by an amortization schedule and is protected from both inflation and property appreciation. (Eventually, after you have paid off your mortgage, your home ownership payments will consist only of taxes and insurance.) Rental costs, however, tend to increase over time at about the same rate as property values.

Home ownership has other financial benefits. Part of your payment, each month, goes to pay the principal amount of your loan. This, plus the appreciation of your property, increases your equity. This equity becomes cash when you sell (or refinance) your home, less any selling costs. Another major consideration in the net cost computations is the "Alternative Investment" rate. Since home ownership usually requires a higher down payment and higher initial monthly payments, it is only fair to assume that, if you didn't purchase a home, you would invest the money in some other form. Thus, the Rent vs. Own calculation includes the effect of this "Investment Cost" by subtracting it

from the net cost for renting. Eventually, as stated above, your home ownership payments will actually become less than the rental payments. At this point, the alternative investment income is subtracted from the net cost of home ownership. The final consideration in the net values is inflation. Since the home ownership costs are incurred over a period of many years, the net cost figures are presented in constant 2006 dollars. This is intended to allow you to see the benefits of home ownership, using dollar values with which you are familiar.

Now that we've covered all of the rationales and the method involved in the calculation, let's look at the actual Net Costs given on the analysis. You will want to compare the Rent and Own figures. Where the Rent figures are higher than the Own figures, that represents the actual economic gain that you realize from owning your home.

The last piece of information presented is the "breakeven" period. This is simply the point at which your net costs as a homeowner become less than your net costs as a renter. In other words, if you expect to own the home for at least that number of years, then you would do better to buy than to rent.

If you wish, you may also request a *Annual Rent vs. Own Comparison*, which will allow you to see these payment and cost figures for each year of your loan.

Good Faith Estimate

Prep. By: David Bernat	Program: 30 Year Fixed
Of: Professional Mortgage Partners	At a note rate of: 7.000%
524 W. State St., Suite C	Points: 0
Geneva, IL 60134	Sales Price: \$225,000
www.DavidBernatCRMS.com	Loan Amount: \$180,000
Borrower: Your Name Here (Sample Report)	Base Loan Amt.: \$180,000
Property: Your Address Here!	Down Payment: \$45,000
Your Town, IL	Loan-To-Value: 80.00%

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		Monthly Payments	
-	Processing Fee		\$1,198
-	Title Insurance		267
-	Underwriting Fee		45
Total Closing Costs		Total Monthly Payment	
	\$1,725		\$1,509
Prepaid Closing Costs and Escrows		Cash at Closing	
901	30 Days Prepaid Interest		\$45,000
1001	-8 Months Property Tax		1,725
-	4 Months Property Tax		73
-	2 Months Hazard Insurance		
Total Prepays & Esc.		Total Cash Required	
	\$73		\$46,798
		Cash Reserves Required	
			\$3,018

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

Lender: _____ Applicant: _____ Date: _____

Applicant: _____ Date: _____



Good Faith Estimate

Prep. By:	David Bernat	Program:	3/1 ARM
Of:	Professional Mortgage Partners	At a note rate of:	6.375%
	524 W. State St., Suite C	Points:	0
	Geneva, IL 60134	Sales Price:	\$225,000
	www.DavidBernatCRMS.com	Loan Amount:	\$180,000
Borrower:	Your Name Here (Sample Report)	Base Loan Amt.:	\$180,000
Property:	Your Address Here!	Down Payment:	\$45,000
	Your Town, IL	Loan-To-Value:	80.00%

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		Monthly Payments	
-	Processing Fee		\$1,123
-	Title Insurance		267
-	Underwriting Fee		45
Total Closing Costs		Total Monthly Payment	\$1,435
Prepaid Closing Costs and Escrows		Cash at Closing	
901	30 Days Prepaid Interest	Down Payment	\$45,000
1001	-8 Months Property Tax	Closing Costs	1,725
-	4 Months Property Tax	Prepaid & Escrow	-20
-	2 Months Hazard Insurance	Total Cash Required	\$46,705
Total Prepays & Esc.		Cash Reserves Required	\$2,869
	\$-20		

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

Lender: _____ Applicant: _____ Date: _____

Applicant: _____ Date: _____



Good Faith Estimate

Prep. By:	David Bernat	Program:	5/1 ARM
Of:	Professional Mortgage Partners	At a note rate of:	6.625%
	524 W. State St., Suite C	Points:	0
	Geneva, IL 60134	Sales Price:	\$225,000
	www.DavidBernatCRMS.com	Loan Amount:	\$180,000
Borrower:	Your Name Here (Sample Report)	Base Loan Amt.:	\$180,000
Property:	Your Address Here!	Down Payment:	\$45,000
	Your Town, IL	Loan-To-Value:	80.00%

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		Monthly Payments	
-	Processing Fee		\$1,153
-	Title Insurance		267
-	Underwriting Fee		45
Total Closing Costs		Total Monthly Payment	\$1,464
Prepaid Closing Costs and Escrows		Cash at Closing	
901	30 Days Prepaid Interest	Down Payment	\$45,000
1001	-8 Months Property Tax	Closing Costs	1,725
-	4 Months Property Tax	Prepaid & Escrow	17
-	2 Months Hazard Insurance	Paid Outside Closing	-350
Total Prepays & Esc.		Total Cash Required	\$46,392
	\$17	Cash Reserves Required	\$2,928

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

Lender: _____ Applicant: _____ Date: _____

Applicant: _____ Date: _____



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 \$180,000
 Interest Rate of 7.000% (7.020 APR)

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,197.54	\$1,828.41	\$12,542.07	\$178,171.59
2	1,197.54	1,960.58	12,409.90	176,211.01
3	1,197.54	2,102.31	12,268.17	174,108.70
4	1,197.54	2,254.29	12,116.19	171,854.41
5	1,197.54	2,417.25	11,953.23	169,437.16
6	1,197.54	2,592.00	11,778.48	166,845.16
7	1,197.54	2,779.36	11,591.12	164,065.80
8	1,197.54	2,980.27	11,390.21	161,085.53
9	1,197.54	3,195.71	11,174.77	157,889.82
10	1,197.54	3,426.77	10,943.71	154,463.05
11	1,197.54	3,674.48	10,696.00	150,788.57
12	1,197.54	3,940.09	10,430.39	146,848.48
13	1,197.54	4,224.91	10,145.57	142,623.57
14	1,197.54	4,530.34	9,840.14	138,093.23
15	1,197.54	4,857.85	9,512.63	133,235.38
16	1,197.54	5,209.02	9,161.46	128,026.36
17	1,197.54	5,585.58	8,784.90	122,440.78
18	1,197.54	5,989.37	8,381.11	116,451.41
19	1,197.54	6,422.33	7,948.15	110,029.08
20	1,197.54	6,886.61	7,483.87	103,142.47
21	1,197.54	7,384.45	6,986.03	95,758.02
22	1,197.54	7,918.27	6,452.21	87,839.75
23	1,197.54	8,490.67	5,879.81	79,349.08
24	1,197.54	9,104.46	5,266.02	70,244.62
25	1,197.54	9,762.65	4,607.83	60,481.97
26	1,197.54	10,468.38	3,902.10	50,013.59
27	1,197.54	11,225.11	3,145.37	38,788.48
28	1,197.54	12,036.61	2,333.87	26,751.87
29	1,197.54	12,906.72	1,463.76	13,845.15
30	1,197.99	13,845.15	530.75	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, 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 \$180,000
Interest Rate of 6.375% (6.772 APR)

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,122.97	\$2,060.16	\$11,415.48	\$177,939.84
2	1,122.97	2,195.38	11,280.26	175,744.46
3	1,122.97	2,339.49	11,136.15	173,404.97
4	1,180.30	2,287.34	11,876.26	171,117.63
5	1,180.30	2,450.01	11,713.59	168,667.62
6	1,180.30	2,624.25	11,539.35	166,043.37
7	1,180.30	2,810.88	11,352.72	163,232.49
8	1,180.30	3,010.77	11,152.83	160,221.72
9	1,180.30	3,224.90	10,938.70	156,996.82
10	1,180.30	3,454.26	10,709.34	153,542.56
11	1,180.30	3,699.89	10,463.71	149,842.67
12	1,180.30	3,963.05	10,200.55	145,879.62
13	1,180.30	4,244.87	9,918.73	141,634.75
14	1,180.30	4,546.76	9,616.84	137,087.99
15	1,180.30	4,870.10	9,293.50	132,217.89
16	1,180.30	5,216.50	8,947.10	127,001.39
17	1,180.30	5,587.47	8,576.13	121,413.92
18	1,180.30	5,984.83	8,178.77	115,429.09
19	1,180.30	6,410.45	7,753.15	109,018.64
20	1,180.30	6,866.35	7,297.25	102,152.29
21	1,180.30	7,354.67	6,808.93	94,797.62
22	1,180.30	7,877.73	6,285.87	86,919.89
23	1,180.30	8,437.99	5,725.61	78,481.90
24	1,180.30	9,038.06	5,125.54	69,443.84
25	1,180.30	9,680.84	4,482.76	59,763.00
26	1,180.30	10,369.32	3,794.28	49,393.68
27	1,180.30	11,106.76	3,056.84	38,286.92
28	1,180.30	11,896.65	2,266.95	26,390.27
29	1,180.30	12,742.72	1,420.88	13,647.55
30	1,180.18	13,647.55	514.63	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 \$180,000
Interest Rate of 6.625% (6.801 APR)

Year	Avg. Monthly Payment	Annual Principal	Annual Interest	Remaining Balance
1	\$1,152.56	\$1,964.67	\$11,866.05	\$178,035.33
2	1,152.56	2,098.84	11,731.88	175,936.49
3	1,152.56	2,242.19	11,588.53	173,694.30
4	1,152.56	2,395.34	11,435.38	171,298.96
5	1,152.56	2,558.92	11,271.80	168,740.04
6	1,180.80	2,625.29	11,544.31	166,114.75
7	1,180.80	2,811.99	11,357.61	163,302.76
8	1,180.80	3,011.98	11,157.62	160,290.78
9	1,180.80	3,226.18	10,943.42	157,064.60
10	1,180.80	3,455.63	10,713.97	153,608.97
11	1,180.80	3,701.38	10,468.22	149,907.59
12	1,180.80	3,964.64	10,204.96	145,942.95
13	1,180.80	4,246.56	9,923.04	141,696.39
14	1,180.80	4,548.58	9,621.02	137,147.81
15	1,180.80	4,872.06	9,297.54	132,275.75
16	1,180.80	5,218.56	8,951.04	127,057.19
17	1,180.80	5,589.68	8,579.92	121,467.51
18	1,180.80	5,987.21	8,182.39	115,480.30
19	1,180.80	6,413.02	7,756.58	109,067.28
20	1,180.80	6,869.10	7,300.50	102,198.18
21	1,180.80	7,357.58	6,812.02	94,840.60
22	1,180.80	7,880.87	6,288.73	86,959.73
23	1,180.80	8,441.33	5,728.27	78,518.40
24	1,180.80	9,041.65	5,127.95	69,476.75
25	1,180.80	9,684.68	4,484.92	59,792.07
26	1,180.80	10,373.42	3,796.18	49,418.65
27	1,180.80	11,111.22	3,058.38	38,307.43
28	1,180.80	11,901.39	2,268.21	26,406.04
29	1,180.80	12,747.81	1,421.79	13,658.23
30	1,181.12	13,658.23	515.20	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).