

Total Cost Analysis }

Our exclusive total cost analysis shows you how to save thousands on your home mortgage. That is why smart homeowners insist on having a total cost analysis performed before they make a decision on a home mortgage.

1 Loan Summary – Finally! Now you can compare four loan options side by side. You can see the loan amount, interest rates, loan terms and monthly payments.

2 Total Payments – Which of your loan options has the lowest monthly payment? This feature will give you the answer.

3 Term of Comparison – It's critical for you to analyze different loans based on how long you plan to live in the home. Knowing the answer to this can save you thousands of dollars.

4 Total Cost Analysis – How can you possibly keep track of all the subtle differences in cost between loan programs? This section does it for you. We help you calculate your total monthly payments, principal paid, total interest cost, total closing cost and loan balance left at the end of the determined term—on four loans simultaneously.

5 Total Cost – There is only one question you should ask a lender—and it isn't which loan has the lowest interest rate or fees. Instead ask, "What is the lowest total cost loan over the time I plan to stay in the home?" The difference between those two questions can save you many thousands of dollars. This section gives you the true bottom-line answer.

6 Equity Increase – Many homeowners are surprised to see how fast they can build equity in their home just by making a small extra principal payment. That extra equity can get you into a larger home sooner or help you build financial security.

7 Debt Free – Small actions can create big results. A small extra principal payment can make you debt free years sooner. This section will show you how much you can save in interest and how much sooner you can pay off your home and be free from debt.

8 Monthly Tax Benefit – Home ownership has definite tax advantages. This feature will give you an estimate of the monthly savings that tax benefits can bring you. We advise that you give this information to a tax consultant for an even more accurate picture.

9 Tax Bracket – This is an estimate of your tax bracket. You still need to consult with your tax advisor.

Tax Bracket
33%

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Date prepared
8/23/2002

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

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.*

	Program 1	0 Points	1 Point	2 Points
1st				
Loan Amount	\$225,000	\$225,000	\$225,000	\$225,000
Interest Rate	8.125%	7.750%	7.500%	7.250%
Term (months)	360	360	360	360
P&I	\$1,671	\$1,612	\$1,573	\$1,535
MI	\$0	\$0	\$0	\$0
2nd				
Loan Amount	\$0.00	\$0.00	\$0.00	\$0.00
Interest Rate	0.000%	0.000%	0.000%	0.000%
Term (months)	180	180	180	180
P&I	\$0	\$0	\$0	\$0
Totals				
Total Payment	\$1,671	\$1,612	\$1,573	\$1,535
Net Savings	\$0	\$59	\$97	\$136

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: 84	Program 1	0 Points	1 Point	2 Points
Total Payment	\$140,332	\$140,358	\$140,300	\$140,355
Principal Paid	\$16,579	\$24,191	\$29,047	\$33,959
Int / MI Paid	\$123,753	\$116,167	\$111,253	\$106,397
Balance Left	\$208,421	\$200,809	\$195,953	\$191,041
Closing & Pts.	\$0	\$3,200	\$5,450	\$7,700
Total Cost	\$123,753	\$119,367	\$116,703	\$114,097
Net Savings	\$0	\$4,386	\$7,050	\$9,657

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	Program 1	0 Points	1 Point	2 Points
1st				
Reduction	\$0	\$59	\$97	\$136
7 years	\$0	\$6,553	\$10,673	\$14,825
10 years	\$0	\$10,645	\$17,259	\$23,866
15 years	\$0	\$19,970	\$32,118	\$44,056
Totals				
Debt Free in	0.0 yrs.	26.3 yrs.	24.7 yrs.	23.2 yrs.
Interest Saved	\$0	\$51,435	\$71,817	\$86,642

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%	Program 1	0 Points	1 Point	2 Points
1st Mortgage	\$503	\$480	\$464	\$449
2nd Mortgage	\$0	\$0	\$0	\$0
Property Tax	\$0	\$0	\$0	\$0
Total Monthly	\$503	\$480	\$464	\$449
Net Savings	\$54	\$31	\$15	\$0

* 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.
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