

Prepared For: Neil Armstrong  
 123 Moonbeam Way Appollo, CA

**SUMMARY**

	Program Name	Hom Help	Home Help +	FHA 3.5%	Conv 10% Down
1ST MTG.	Loan Amount	\$141,251	\$146,250	\$147,375	\$135,000
	Interest Rate	5.75%	5.25%	5.25%	5.375%
	Term (months)	360	360	360	360
	Payment	\$824	\$808	\$814	\$756
	Mtg. Ins.	\$58	\$61	\$68	\$66
2ND MTG.	Loan Amount	\$14,999	\$10,000	\$0	\$0
	Interest Rate	0%	0%	0%	0%
	Term (months)	180	180	0	0
	Payment	\$0	\$0	\$0	\$0
	Monthly Pmt.	<b>\$883</b>	<b>\$868</b>	<b>\$882</b>	<b>\$822</b>
	Net Savings	<b>\$0</b>	<b>\$15</b>	<b>\$1</b>	<b>\$61</b>
	Total Cash To Close	\$1,250	\$1,250	\$9,825	\$22,000

**SUMMARY**

*This Section overviews your monthly payments for each prospective Mortgage Plan. Please note, the payments shown do not include any Escrows that may be collected with your payment.*

*Current value \$150,000, appreciation assumption 3%*

**TOTAL COST ANALYSIS**

	Program Name	Hom Help	Home Help +	FHA 3.5%	Conv 10% Down
60 MONTHS ANALYSIS	Total Payment	\$53,091	\$52,172	\$52,909	\$49,318
	Principal Paid	\$10,347	\$11,564	\$11,570	\$10,387
	Int & MI Paid	\$42,744	\$40,608	\$41,339	\$38,931
	Balance Left	\$145,903	\$144,686	\$135,805	\$124,613
	Closing & Points	\$5,500	\$5,500	\$5,200	\$5,000
	<b>Total Cost</b>	<b>\$48,244</b>	<b>\$46,108</b>	<b>\$46,539</b>	<b>\$43,931</b>
	<b>Net Savings</b>	<b>\$0</b>	<b>\$2,136</b>	<b>\$1,705</b>	<b>\$4,313</b>

**TOTAL COST ANALYSIS**

*One of the most important metrics to consider when selecting the right Mortgage Plan for you, is how long you plan on living in the home or what is your loan retention time going to be. The table on the left compares the true total cost of each mortgage plan based on a pre determined comparison period.*

**ACCUMULATION vs. REDUCTION**

	Program Name	Hom Help	Home Help +	FHA 3.5%	Conv 10% Down
10 YEARS	Opening Balance	\$20,750	\$20,750	\$12,175	\$0
	Monthly Amount	\$0	\$15	\$1	\$61
	Rate of Return	3%	3%	3%	3%
	Home Value	\$201,587	\$201,587	\$201,587	\$201,587
	Loan Balance	\$124,846	\$124,808	\$120,771	\$111,033
15 YEARS	Equity	\$76,742	\$76,779	\$80,816	\$90,555
	<b>Accum. Total</b>	<b>\$27,999</b>	<b>\$30,095</b>	<b>\$16,568</b>	<b>\$8,524</b>
	<b>Net Worth</b>	<b>\$104,741</b>	<b>\$106,875</b>	<b>\$97,384</b>	<b>\$99,079</b>
	Home Value	\$233,695	\$233,695	\$233,695	\$233,695
	Loan Balance	\$99,265	\$100,463	\$101,236	\$93,275
15 YEARS	Equity	\$134,431	\$133,232	\$132,460	\$140,420
	<b>Accum. Total</b>	<b>\$32,524</b>	<b>\$35,929</b>	<b>\$19,310</b>	<b>\$13,845</b>
	<b>Net Worth</b>	<b>\$166,955</b>	<b>\$169,161</b>	<b>\$151,770</b>	<b>\$154,266</b>
	Freedom Point	24.92 yrs.	24.17 yrs.	26.92 yrs.	26.33 yrs.

**ACCUMULATION vs. REDUCTION**

*Different mortgage strategies can create different results. The illustration to the left compares 2 unique strategies. One strategy assumes prepaying your mortgage, the other shows investing in some type of investment vehicle TBD by your financial advisor.*

Based on the assumptions in this analysis the Mortgage Plan in column titled 'Home Help +' has the potential to create the most wealth for your situation in 10 yrs.

Based on the assumptions in this analysis the Mortgage Plan in column titled 'Home Help +' has the potential to create the most wealth for your situation in 15 yrs. The plan in column titled 'Home Help +' will help you reach your Freedom Point the soonest.

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**PROGRAM DETAILS**

	<b>Hom Help</b>		<b>Home Help +</b>		<b>FHA 3.5%</b>		<b>Conv 10% Down</b>	
	<b>1st Mtg</b>	<b>2nd Mtg</b>	<b>1st Mtg</b>	<b>2nd Mtg</b>	<b>1st Mtg</b>	<b>2nd Mtg</b>	<b>1st Mtg</b>	<b>2nd Mtg</b>
Value	\$150,000		\$150,000		\$150,000		\$150,000	
Equity (%)	5.833 %	9.999 %	2.500 %	6.667 %	1.750 %		10.000 %	
Loan Amount	\$141,251	\$14,999	\$146,250	\$10,000	\$147,375		\$135,000	
Loan Type	Fixed	Fixed	Fixed	Fixed	Fixed		Fixed	
Interest Rate	5.750 %	0.000 %	5.250 %	0.000 %	5.250 %		5.375 %	
Term	360	180	360	180	360		360	
Closing	\$5,500	\$0	\$5,500	\$0	\$5,200		\$5,000	
Points	0.000 %	0.000 %	0.000 %	0.000 %	0.000 %		0.000 %	
APR	6.105 %	0.000 %	5.582 %	0.000 %	5.562 %		5.705 %	
Principal & Int.	\$824	\$0	\$808	\$0	\$814		\$756	
Mtg. Ins.	\$58		\$61		\$68		\$66	
<b>Total P&amp;I</b>	<b>\$883</b>		<b>\$868</b>		<b>\$882</b>		<b>\$822</b>	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Month								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$74		\$74		\$74		\$74	
Prop Taxes	\$188		\$188		\$188		\$188	
Other	\$0		\$0		\$0		\$0	
<b>Pymt. Adjust.</b>								
Adj Cap %								
Adj Cap (Mos)								
Recast Prd/Stop								
Max Balance								
<b>PITI</b>	<b>\$1,145</b>		<b>\$1,130</b>		<b>\$1,144</b>		<b>\$1,084</b>	
Term Reduction	\$0		\$15		\$1		\$0	
<b>Total PITI</b>	<b>\$1,145</b>		<b>\$1,145</b>		<b>\$1,145</b>		<b>\$1,084</b>	
Mo. Asset Accu.	\$0		\$15		\$1		\$61	
Asset Accum. Int. Rate	3.000 %		3.000 %		3.000 %		3.000 %	
Asset Accum. Open	\$20,750		\$20,750		\$12,175		\$0	