

# John Bratmon

We can make it happen!

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Tax Bracket  
25%

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Date prepared  
12/28/2001

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

### 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 DebtFree plan to see how you can save thousands on your loan. Also, you can review the Monthly Tax Benefits.

## Total Cost Analysis

Joe Smith  
123 Anywhere Lane  
Seattle, WA 98033

### 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 lowest payment, such a loan may not be the right loan for your financial situation.\*

		0 Points	1 Point	2 Points	Program 4
<b>1st</b>	Loan Amount	\$262,000	\$265,000	\$267,500	\$0
	Interest Rate	8.000%	7.750%	7.375%	0.000%
	Term (months)	360	360	360	360
	<b>P&amp;I</b>	\$1,922	\$1,898	\$1,848	\$0
	<b>MI</b>	\$0	\$0	\$0	\$0
<b>2nd</b>	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
	<b>P&amp;I</b>	\$0	\$0	\$0	\$0
<b>Totals</b>	Total Payment	\$1,922	\$1,898	\$1,848	\$0
	<b>Net Savings</b>	\$0	\$24	\$75	\$0

### 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: 72	0 Points	1 Point	2 Points	Program 4
Total Payment	\$152,817	\$143,891	\$140,224	\$0
Principal Paid	\$34,583	\$26,206	\$27,386	\$0
Int / MI Paid	\$118,235	\$117,686	\$112,838	\$0
Balance Left	\$227,417	\$238,794	\$240,114	\$0
Closing & Pts.	\$3,500	\$6,150	\$8,850	\$0
<b>Total Cost</b>	<b>\$121,735</b>	<b>\$123,836</b>	<b>\$121,688</b>	<b>\$0</b>
<b>Net Savings</b>	<b>\$2,101</b>	<b>\$0</b>	<b>\$2,148</b>	<b>\$0</b>

### 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		0 Points	1 Point	2 Points	Program 4
<b>1st</b>	Reduction	\$200	\$100	\$100	\$0
	5 years	\$14,695	\$7,300	\$7,229	\$0
	10 years	\$36,589	\$18,042	\$17,670	\$0
	15 years	\$69,208	\$33,848	\$32,750	\$0
<b>Totals</b>	Debt Free in	21.7 yrs.	25.1 yrs.	25.3 yrs.	0.0 yrs.
	Interest Saved	\$139,069	\$81,034	\$74,279	\$0

### 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: 25%	0 Points	1 Point	2 Points	Program 4
1st Mortgage	\$437	\$428	\$411	\$0
2nd Mortgage	\$0	\$0	\$0	\$0
Property Tax	\$38	\$38	\$38	\$0
<b>Total Monthly</b>	<b>\$474</b>	<b>\$465</b>	<b>\$449</b>	<b>\$0</b>
<b>Net Savings</b>	<b>\$26</b>	<b>\$17</b>	<b>\$0</b>	<b>\$0</b>

\* 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.