

Benchmark Mortgage

20929 La Plata Court Boca Raton, fl 33425
Tel:(561) 852-6111 Fax:(561) 208-8384

Mo. Income	\$0
Tax Bracket	33%
FICO Score	

Prepared by
Jay Robins

Date prepared
10/12/2007

The purpose of this analysis is to help you make an informed decision when reviewing your current debt structure.

FOLLOW THESE 3 SIMPLE STEPS:

1. CURRENT LIABILITIES displays the current liabilities information that we have on file for you.
2. RECOMMENDED DEBT STRUCTURE shows how you can consolidate your debt and save hundreds of dollars.
3. PROPOSED BENEFITS AND SAVINGS shows you all of the savings and benefits associated with the Recommended Debt Structure. NOTE: The Term Reduction Plan will help you reduce your mortgage term and save thousands of dollars.

Equity Multiplier Analysis

John Smith
1234 Anywhere street
Anywhere, FL 33428

CURRENT LIABILITIES

Your current debt structure

Type	Creditor	Rate	Balance	Payment	Tax Ded.	Debt Free in
Mortgage	MORTGAGE	6.750%	\$300,000	\$1,945	\$557	30.04 yrs.
Mortgage	Heloc	0.000%	\$100,000	\$688	\$0	12.11 yrs.
Credit Card	CREDIT CARD	0.000%	\$20,000	\$600	\$0	2.83 yrs.
Credit Card	CREDIT CARD	0.000%	\$10,000	\$300	\$0	2.83 yrs.
Credit Card	CREDIT CARD	0.000%	\$5,000	\$150	\$0	2.83 yrs.
Credit Card	CREDIT CARD	0.000%	\$5,000	\$150	\$0	2.83 yrs.
Totals (Paid-Off items):			\$440,000	\$3,833	\$557	

RECOMMENDED DEBT STRUCTURE*

Our proposed debt structure

Program	Terms	Rate	Balance	Payment	Tax Ded.	Closing Costs
1st 30 Year	Int. Only	6.500%	\$494,400	\$2,678	\$884	\$14,400
2nd	180	0.000%	\$0	\$0	\$0	Cash Out
Totals:			\$494,400	\$2,678	\$884	\$40,000

PROPOSED BENEFITS AND SAVINGS

Savings based on our proposed Mortgage

	Benefits	Monthly	Annually	% of Income
Cash Flow Savings	Payment Savings	\$1,155	\$13,860	#Div/0!
	Tax Savings	\$327	\$3,922	#Div/0!
	Totals:	\$1,482	\$17,782	#Div/0!
Additional Savings & Benefits	Term Reduction:	\$0	\$0	#Num!
	Cash Out	\$3,333	\$40,000	#Div/0!
	Totals:	\$3,333	\$40,000	#Div/0!

TERM REDUCTION

Savings based on reducing the term of your loan.

Pre-payment	Years	Equity Increase
\$1,155	2.0	\$29,517
Monthly Pre-Payment	4.0	\$63,121
	6.0	\$101,376
Loan Paid Off:	18.5	\$607,346

Interest Savings

ASSET ACCUMULATION

Savings based on monthly contributions.

Asset Specs.	Benefit After x yrs.	
Opening Balance \$40,000	7	\$194,595
Rate 7.500%	15	\$505,213
Payment \$1,155	30	\$1,933,161

TAX BENEFITS

Savings based on our current recommendations

	Monthly	Qrtly.	Yearly
Before	\$557	\$1,671	\$6,683
After	\$884	\$2,651	\$10,605
Savings	\$327	\$981	\$3,922

NOTES

When you're ready to refinance or buy a new home, be sure to call Benchmark Mortgage. With a simple phone call, you can apply for a loan, get advance loan approval, and lock in your interest rate! Just call our dedicated team at (561)-852-6111

Our advice makes a difference

NOTICE AND DISCLAIMER: The results above are based on (i) information provided by you, (ii) estimates of interest rates, your ability to save, your tax bracket, closing costs and other amounts, (iii) currently available loan programs and (iv) information and assumptions discussed with your advisor; all of which might change over time. If the information or assumptions are not correct or change, then the results above will change. Your advisor will provide additional information about costs, fees and other information required by state and federal law.

