

Benchmark Mortgage

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

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

Prepared by
 Jay Robins
 Date prepared
 10/12/2007

Total Cost Analysis

John Smith Purchase
 1234 Anywhere Street
 Anywhere, FL 33428

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.*

Current Property Value: **\$400,000.00**

		100%	90% 30 Yr IO	80/10 I/O	30 year fixed
1st	Loan Amount	\$412,000	\$370,800	\$329,600	\$329,600
	Interest Rate	7.000%	6.250%	6.500%	7.250%
	Term (months)	Int. Only	Int. Only	Int. Only	360
	P&I	\$2,403	\$1,931	\$1,785	\$2,248
	MI	\$120	\$120	\$0	\$0
	MI Cut Off	48 months	36 months	N/A	N/A
2nd	Loan Amount	\$0	\$0	\$40,400	\$0
	Interest Rate	0.000%	0.000%	8.250%	0.000%
	Term (months)	Int. Only	360	Int. Only	Int. Only
	P&I	\$0	\$0	\$278	\$0
Totals	Total Payment	\$2,523	\$2,051	\$2,063	\$2,248
	Net Savings	\$0	\$472	\$460	\$275

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: 60	100%	90% 30 Yr IO	80/10 I/O	30 year fixed
Total Payment	\$149,960	\$120,195	\$123,785	\$134,907
Principal Paid	\$0	\$0	\$0	\$18,528
Int / MI Paid	\$149,960	\$120,195	\$123,785	\$116,380
Balance Left	\$412,000	\$370,800	\$370,000	\$311,072
Closing & Pts.	\$12,000	\$10,800	\$10,000	\$9,600
Total Cost	\$149,960	\$120,195	\$123,785	\$116,380
Net Savings	\$0	\$29,765	\$26,175	\$33,580

MORTGAGE PLAN WITH ASSET ACCUMULATION

This Mortgage Plan is designed to help you make an informed decision on a mortgage integrated with your overall financial plan. This example displays an estimated Real Estate value combined with potential investment account growth.*

Years: 5

Years: 10

	100%	90% 30 Yr IO	80/10 I/O	30 year fixed
Monthly Amount	\$0	\$472	\$460	\$275
Int. Rate	0.00%	7.50%	7.50%	7.50%
Home Value	\$574,252	\$574,252	\$574,252	\$574,252
Loan Balance	\$412,000	\$370,800	\$370,000	\$311,072
Equity	\$162,252	\$203,452	\$204,252	\$263,179
Accum. Total	\$0	\$34,233	\$33,362	\$19,945
Net Worth	\$162,252	\$237,685	\$237,614	\$283,124
Home Value	\$824,413	\$824,413	\$824,413	\$824,413
Loan Balance	\$412,000	\$370,800	\$370,000	\$284,479
Equity	\$412,413	\$453,613	\$454,413	\$539,934
Accum. Total	\$0	\$83,983	\$81,848	\$48,931
Net Worth	\$412,413	\$537,596	\$536,261	\$588,865
Assets > Debts	30.00 yrs.	23.83 yrs.	22.75 yrs.	21.42 yrs.

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%	100%	90% 30 Yr IO	80/10 I/O	30 year fixed
1st Mortgage	\$793	\$637	\$589	\$657
2nd Mortgage	\$0	\$0	\$92	\$0
Property Tax	\$116	\$116	\$116	\$116
Total Monthly	\$909	\$753	\$796	\$773
Net Savings	\$156	\$0	\$44	\$20

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.



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DETAIL

The Detail table below discloses the financial information used to calculate the tables above. For further information, speak with your professional mortgage advisor.*

	100%		90% 30 Yr IO		80/10 I/O		30 year fixed	
Value	\$400,000		\$400,000		\$400,000		\$400,000	
Equity (%)	0.000%	0.000%	10.000%	0.000%	20.000%	10.000%	20.000%	0.000%
	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.
Loan Amount	\$412,000	\$0	\$370,800	\$0	\$329,600	\$40,400	\$329,600	\$0
Loan Type	Fixed	HELOC	Fixed	FIXED	Fixed	FIXED	Fixed	HELOC
Interest Rate	7.000%	0.000%	6.250%	0.000%	6.500%	8.250%	7.250%	0.000%
Term	Int. Only	Int. Only	Int. Only	360	Int. Only	Int. Only	360	Int. Only
Closing	\$12,000	\$0	\$10,800	\$0	\$9,600	\$400	\$9,600	\$0
Points	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
APR	7.098%	0.000%	6.329%	0.000%	6.500%	8.250%	7.250%	0.000%
Principal & Int.	\$2,403	\$0	\$1,931	\$0	\$1,785	\$278	\$2,248	\$0
Mtg. Ins.	\$120		\$120		\$0		\$0	
Total P&I	\$2,403		\$1,931		\$2,063		\$2,248	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Mos								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$150		\$150		\$150		\$150	
Prop Taxes	\$350		\$350		\$350		\$350	
Other	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Adj Cap%								
Adj Per (Mos)								
Recast Pd/Stop								
Max Balance								
PITI	\$3,023	\$0	\$2,551	\$0	\$2,285	\$278	\$2,748	\$0
Term Reduction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total PITI	\$3,023		\$2,551		\$2,563		\$2,748	
Mo. Asset A.	\$0		\$472		\$460		\$275	
Asset A. IntRate	0.000%		7.500%		7.500%		7.500%	
Asset A. Open	\$0		\$0		\$0		\$0	

NOTES

Total Cost Analysis

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.

