

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
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Date prepared
10/12/2007

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.*

Current Property Value: **\$600,000.00**

| | | CURRENT | 30 YEAR FIXED | 30 YEAR I/O | OPTION ARM |
|---------------|---------------|-----------|---------------|-------------|------------|
| 1st | Loan Amount | \$300,000 | \$494,400 | \$494,400 | \$494,400 |
| | Interest Rate | 6.750% | 6.250% | 6.500% | 3.250% |
| | Term (months) | 360 | 360 | Int. Only | 360 |
| | P&I | \$1,946 | \$3,044 | \$2,678 | \$2,152 |
| | MI | \$0 | \$0 | \$0 | \$0 |
| | MI Cut Off | N/A | N/A | N/A | N/A |
| 2nd | Loan Amount | \$100,000 | \$0 | \$0 | \$0 |
| | Interest Rate | 8.250% | 0.000% | 0.000% | 0.000% |
| | Term (months) | Int. Only | Int. Only | Int. Only | Int. Only |
| | P&I | \$688 | \$0 | \$0 | \$0 |
| Totals | Total Payment | \$2,633 | \$3,044 | \$2,678 | \$2,152 |
| | Net Savings | \$411 | \$0 | \$366 | \$892 |

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 | CURRENT | 30 YEAR FIXED | 30 YEAR I/O | OPTION ARM |
|--------------------|-----------|---------------|-------------|------------|
| Total Payment | \$157,998 | \$182,646 | \$160,680 | \$150,165 |
| Principal Paid | \$18,685 | \$32,941 | \$0 | \$73,495 |
| Int / MI Paid | \$139,313 | \$149,706 | \$160,680 | \$76,670 |
| Balance Left | \$381,315 | \$461,459 | \$494,400 | \$420,905 |
| Closing & Pts. | \$0 | \$14,400 | \$14,400 | \$14,400 |
| Total Cost | \$139,313 | \$149,706 | \$160,680 | \$76,670 |
| Net Savings | \$21,367 | \$10,974 | \$0 | \$84,010 |
| Break Even^ | N/A | N/A mos. | N/A mos. | N/A mos. |

^Break Even: shows # of months it would take to recoup points & closing costs via monthly payment savings

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

| | CURRENT | 30 YEAR FIXED | 30 YEAR I/O | OPTION ARM |
|------------------|------------------|------------------|------------------|------------------|
| Monthly Amount | \$411 | \$0 | \$366 | \$892 |
| Int. Rate | 7.50% | 7.50% | 7.50% | 7.50% |
| Home Value | \$861,378 | \$861,378 | \$861,378 | \$861,378 |
| Loan Balance | \$381,315 | \$461,459 | \$494,400 | \$420,905 |
| Equity | \$480,062 | \$399,918 | \$366,978 | \$440,472 |
| Accum. Total | \$29,809 | \$0 | \$26,545 | \$41,241 |
| Net Worth | \$509,871 | \$399,918 | \$393,523 | \$481,714 |
| Home Value | \$1,236,619 | \$1,236,619 | \$1,236,619 | \$1,236,619 |
| Loan Balance | \$355,155 | \$416,471 | \$494,400 | \$385,347 |
| Equity | \$881,464 | \$820,148 | \$742,219 | \$851,272 |
| Accum. Total | \$73,129 | \$0 | \$65,123 | \$59,936 |
| Net Worth | \$954,594 | \$820,148 | \$807,341 | \$911,207 |
| Assets > Debts | 18.17 yrs. | 30.00 yrs. | 30.00 yrs. | 24.25 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% | CURRENT | 30 YEAR FIXED | 30 YEAR I/O | OPTION ARM |
|--------------------|------------|---------------|--------------|-------------|
| 1st Mortgage | \$557 | \$850 | \$884 | \$850 |
| 2nd Mortgage | \$227 | \$0 | \$0 | \$0 |
| Property Tax | \$132 | \$132 | \$132 | \$132 |
| Total Monthly | \$916 | \$982 | \$1,016 | \$982 |
| Net Savings | \$0 | \$66 | \$100 | \$67 |

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.*

| Existing Loan | | CURRENT | | 30 YEAR FIXED | | 30 YEAR I/O | | OPTION ARM | | |
|----------------------|----------------|--------------|----------------|---------------|----------------|-------------|----------------|------------|--|--|
| Start Date | 6/24/2007 | | | | | | | | | |
| Original Balance | \$300,000 | | | | | | | | | |
| Value | \$600,000 | | | | | | | | | |
| Equity (%) | 50.000% | 16.667% | | | | | | | | |
| | | | 20.000% | 0.000% | | | | | | |
| | | | | | 20.000% | 0.000% | | | | |
| | | | | | | | 20.000% | 0.000% | | |
| Loan Amount | \$300,000 | \$100,000 | \$494,400 | \$0 | \$494,400 | \$0 | \$494,400 | \$0 | | |
| Loan Type | Fixed | HELOC | Fixed | HELOC | Fixed | HELOC | NegAm | HELOC | | |
| Interest Rate | 6.750% | 8.250% | 6.250% | 0.000% | 6.500% | 0.000% | 3.250% | 0.000% | | |
| Term | 360 | Int. Only | 360 | Int. Only | Int. Only | Int. Only | 360 | Int. Only | | |
| Closing | \$0 | \$0 | \$14,400 | \$0 | \$14,400 | \$0 | \$14,400 | \$0 | | |
| Points | 0.000% | 0.000% | 0.000% | 0.000% | 0.000% | 0.000% | 0.000% | 0.000% | | |
| APR | 6.725% | 8.250% | 6.250% | 0.000% | 6.500% | 0.000% | 5.761% | 0.000% | | |
| Principal & Int. | \$1,946 | \$688 | \$3,044 | \$0 | \$2,678 | \$0 | \$2,152 | \$0 | | |
| Mtg. Ins. | \$0 | | \$0 | | \$0 | | \$0 | | | |
| Total P&I | \$2,633 | | \$3,044 | | \$2,678 | | \$2,152 | | | |
| Index | | | | | | | LIB USD Y1 | | | |
| Margin | | | | | | | 2.250% | | | |
| LifeCap | | | | | | | 5.000% | | | |
| Scenario | | | | | | | 1 | | | |
| First Adj Cap | | | | | | | | | | |
| First Adj Mos | | | | | | | 60 | | | |
| Adj Cap | | | | | | | | | | |
| Adj Mos | | | | | | | | | | |
| HOA | \$0 | | \$0 | | \$0 | | \$0 | | | |
| Haz Ins. | \$200 | | \$200 | | \$200 | | \$200 | | | |
| Prop Taxes | \$400 | | \$400 | | \$400 | | \$400 | | | |
| Other | \$0 | | \$0 | | \$0 | | \$0 | | | |
| Pymt. Adjust. | | | | | | | | | | |
| Adj Cap% | | | | | | | 7.500% | | | |
| Adj Per (Mos) | | | | | | | 12 | | | |
| Recast Pd/Stop | | | | | | | 60 / 60 | | | |
| Max Balance | | | | | | | 110% | | | |
| PITI | \$2,546 | \$688 | \$3,644 | \$0 | \$3,278 | \$0 | \$2,752 | \$0 | | |
| Term Reduction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| Total PITI | \$3,233 | | \$3,644 | | \$3,278 | | \$2,752 | | | |
| Mo. Asset A. | \$411 | | \$0 | | \$366 | | \$892 | | | |
| Asset A. IntRate | 7.500% | | 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.

