

sdloans.com

San Diego's on-line mortgage company.
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Tax Bracket
33%

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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

John Doe
123 Sunset Lane
Bel Air, CA 900771234

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.*

		No Cost	0 Points	1 Point	2 Points
1st	Loan Amount	\$300,000	\$300,000	\$300,000	\$300,000
	Interest Rate	8.125%	7.750%	7.500%	7.250%
	Term (months)	360	360	360	360
	P&I	\$2,227	\$2,149	\$2,098	\$2,047
	MI	\$0	\$0	\$0	\$0
2nd	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
	P&I	\$0	\$0	\$0	\$0
Totals	Total Payment	\$2,227	\$2,149	\$2,098	\$2,047
	Net Savings	\$0	\$78	\$130	\$181

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: 84	No Cost	0 Points	1 Point	2 Points
Total Payment	\$187,109	\$187,088	\$187,122	\$187,112
Principal Paid	\$22,105	\$32,180	\$38,802	\$45,242
Int / MI Paid	\$165,004	\$154,908	\$148,320	\$141,870
Balance Left	\$277,895	\$267,820	\$261,198	\$254,758
Closing & Pts.	\$0	\$3,200	\$6,200	\$9,200
Total Cost	\$165,004	\$158,108	\$154,520	\$151,070
Net Savings	\$0	\$6,897	\$10,484	\$13,934

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		No Cost	0 Points	1 Point	2 Points
1st	Reduction	\$0	\$78	\$130	\$181
	7 years	\$0	\$8,663	\$14,304	\$19,731
	10 years	\$0	\$14,072	\$23,131	\$31,763
	15 years	\$0	\$26,401	\$43,045	\$58,634
Totals	Debt Free in	29.9 yrs.	26.3 yrs.	24.6 yrs.	23.2 yrs.
	Interest Saved	\$15	\$68,105	\$96,138	\$115,376

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%	No Cost	0 Points	1 Point	2 Points
1st Mortgage	\$670	\$639	\$619	\$598
2nd Mortgage	\$0	\$0	\$0	\$0
Property Tax	\$138	\$138	\$138	\$138
Total Monthly	\$808	\$777	\$756	\$736
Net Savings	\$72	\$41	\$21	\$0

* 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.