



Financing Confident
Decisions

PREPARED FOR
Mr. John Sample
123 Main Street
New Town, CA 00000

MORTGAGE COMPARISON True Cost Analysis

Comparing the same loan type with a constant loan amount, you can evaluate whether the No Cost Loan or one of our other different cost scenarios offers you the best value!

PREPARED BY: jsever

FIRST MORTGAGE

| Loan Product: | Fixed 30 Year | ARM 5 Year | Fixed 30 Year | Fixed 30 Year |
|-----------------------------|-----------------------------------|-----------------------------------|---------------------------------------|--|
| Fixed Rate / Amor. Term: | 360 | 360 | 360 | 360 |
| Base Loan Amount: | \$300,000.00 | \$300,000.00 | \$300,000.00 | \$300,000.00 |
| Interest Rate: | 5.5% | 4.5% | 5.25% | 4.75% |
| Points: | 0% | 0% | 0.25% | 3% |
| (Rate Buydown) Discount: | 0% | 0% | 0% | 0% |
| *Cost of Points & Discount: | \$0.00 | \$0.00 | \$759.40 | \$9,371.13 |
| **Closing Costs: | \$0.00 | \$0.00 | \$3,000.00 | \$3,000.00 |
| Total Loan Cost: | \$0.00 (incl. in cost of loan) | \$0.00 (incl. in cost of loan) | \$3,759.40 (incl. in cost of loan) | \$12,371.13 (incl. in cost of loan) |
| Final Loan Amount: | \$300,000.00 | \$300,000.00 | \$303,759.40 | \$312,371.13 |
| Fully Amortized Payment: | \$1,703.37 | \$1,520.06 | \$1,677.37 | \$1,629.48 |

PRE-TAX TRUE COST

| | | | | |
|------------------------------|--------------|--------------|--------------|--------------|
| Estimated Term (in months): | 60 | 60 | 60 | 60 |
| Total Monthly Payments Paid: | \$102,202.02 | \$91,203.36 | \$100,642.24 | \$97,768.54 |
| *Cost of Points & Discount: | \$0.00 | \$0.00 | \$759.40 | \$9,371.13 |
| **Closing Costs: | Included | Included | Included | Included |
| Total Loan Cost: | Included | Included | Included | Included |
| Principal Paid: | \$22,618.19 | \$26,526.25 | \$23,846.67 | \$26,557.05 |
| Interest Paid: | \$79,583.83 | \$64,677.11 | \$76,795.57 | \$71,211.49 |
| Remaining Principal Balance: | \$277,381.81 | \$273,473.75 | \$279,912.73 | \$285,814.08 |
| Pre-Tax True Cost: | \$379,583.83 | \$364,677.11 | \$380,554.97 | \$383,582.62 |

ANALYSIS

| | | | | |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|
| *Cost of Points & Discount: | \$0.00 | \$0.00 | \$759.40 | \$9,371.13 |
| Potential Annual Point Deduction: | \$0.00 | \$0.00 | \$25.31 | \$312.37 |
| Point Deduction Over Term: | \$0.00 | \$0.00 | \$126.57 | \$1,561.86 |
| Interest Paid: | \$79,583.83 | \$64,677.11 | \$76,795.57 | \$71,211.49 |
| Cumulative Potential Deduction: | \$79,583.83 | \$64,677.11 | \$76,922.14 | \$72,773.35 |
| Combined St. & Fed Tax Rate: | 30% | 30% | 30% | 30% |
| ***Potential Tax Savings: | \$23,875.15 | \$19,403.13 | \$23,076.64 | \$21,832.00 |
| After Tax True Cost: | \$355,708.68 | \$345,273.98 | \$357,478.33 | \$361,750.62 |