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 Prepared For: **Second Opinion**
 123 Main Street Anytown, MN 11111

SUMMARY

	Program Name	Current	30 Fxd - Acc	30 Fxd - Red	Program 4
1ST MTG.	Loan Amount	\$265,000	\$265,000	\$265,000	\$0
	Interest Rate	5.875%	4.25%	4.25%	0%
	Term (months)	360	360	360	0
	Payment	\$1,775	\$1,304	\$1,304	\$0
	Mtg. Ins.	\$0	\$0	\$0	\$0
	Monthly Pmt.	\$1,775	\$1,304	\$1,304	\$0
	Net Savings	\$0	\$471	\$471	\$0

SUMMARY

This Section overviews your monthly payments for each prospective Mortgage Plan. Please note, the payments shown do not include any Escrows that may be collected with your payment.

Current value \$350,000, appreciation assumption 0%

TOTAL COST ANALYSIS

	Program Name	Current	30 Fxd - Acc	30 Fxd - Red	Program 4
60 MONTHS ANALYSIS	Total Payment	\$106,477	\$78,218	\$106,478	\$0
	Principal Paid	\$33,189	\$24,360	\$55,785	\$0
	Int & MI Paid	\$73,288	\$53,859	\$50,693	\$0
	Balance Left	\$231,811	\$240,640	\$209,215	\$0
	Closing & Points	\$0	\$3,300	\$3,300	\$0
	Total Cost	\$73,288	\$57,159	\$53,993	\$0
	Net Savings	\$0	\$16,129	\$19,295	\$0

TOTAL COST ANALYSIS

One of the most important metrics to consider when selecting the right Mortgage Plan for you, is how long you plan on living in the home or what is your loan retention time going to be. The table on the left compares the true total cost of each mortgage plan based on a pre determined comparison period.

ACCUMULATION vs. REDUCTION

	Program Name	Current	30 Fxd - Acc	30 Fxd - Red	Program 4
10 YEARS	Opening Balance	\$0	\$0	N/A	\$0
	Monthly Amount	\$0	\$471	\$471	\$0
	Rate of Return	0%	5%	N/A	0%
	Home Value	\$350,000	\$350,000	\$350,000	\$0
	Loan Balance	\$187,322	\$210,525	\$140,248	\$0
15 YEARS	Equity	\$162,678	\$139,475	\$209,752	\$0
	Accum. Total	\$0	\$73,138	N/A	\$0
	Net Worth	\$162,678	\$212,613	\$209,752	\$0
	Home Value	\$350,000	\$350,000	\$350,000	\$0
	Loan Balance	\$127,685	\$173,292	\$54,984	\$0
15 YEARS	Equity	\$222,315	\$176,708	\$295,016	\$0
	Accum. Total	\$0	\$125,893	N/A	\$0
	Net Worth	\$222,315	\$302,601	\$295,016	\$0
Freedom Point	22.08 yrs.	17.25 yrs.	17.75 yrs.	0 yrs.	

ACCUMULATION vs. REDUCTION

Different mortgage strategies can create different results. The illustration to the left compares 2 unique strategies. One strategy assumes prepaying your mortgage, the other shows investing in some type of investment vehicle TBD by your financial advisor.

Based on the assumptions in this analysis the Mortgage Plan in column titled '30 Fxd - Acc' has the potential to create the most wealth for your situation in 10 yrs.

Based on the assumptions in this analysis the Mortgage Plan in column titled '30 Fxd - Acc' has the potential to create the most wealth for your situation in 15 yrs. The plan in column titled '30 Fxd - Acc' will help you reach your Freedom Point the soonest.

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PROGRAM DETAILS

	Current		30 Fxd - Acc		30 Fxd - Red		Program 4	
	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg
Value	\$350,000		\$350,000		\$350,000		\$0	
Equity (%)	14.286 %		24.286 %		24.286 %		100.000 %	
Loan Amount	\$300,000		\$265,000		\$265,000		\$0	
Loan Type	Fixed		Fixed		Fixed		Fixed	
Interest Rate	5.875 %		4.250 %		4.250 %		0.000 %	
Term	360		360		360		360	
Closing	\$0		\$3,300		\$3,300		\$0	
Points	0.000 %		0.000 %		0.000 %		0.000 %	
APR	5.875 %		4.354 %		4.354 %		0.000 %	
Principal & Int.	\$1,775		\$1,304		\$1,304		\$0	
Mtg. Ins.	\$0		\$0		\$0		\$0	
Total P&I	\$1,775		\$1,304		\$1,304		\$0	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Month								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$100		\$100		\$100		\$0	
Prop Taxes	\$400		\$400		\$400		\$0	
Other	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Adj Cap %								
Adj Cap (Mos)								
Recast Prd/Stop								
Max Balance								
PITI	\$2,274		\$1,804		\$1,804		\$0	
Term Reduction	\$0		\$0		\$471		\$0	
Total PITI	\$2,274		\$1,804		\$2,275		\$0	
Mo. Asset Accu.	\$0		\$471		\$471		\$0	
Asset Accum. Int. Rate	0.000 %		5.000 %		5.000 %		0.000 %	
Asset Accum. Open	\$0		\$0		\$0		\$0	