



Refinance Analysis

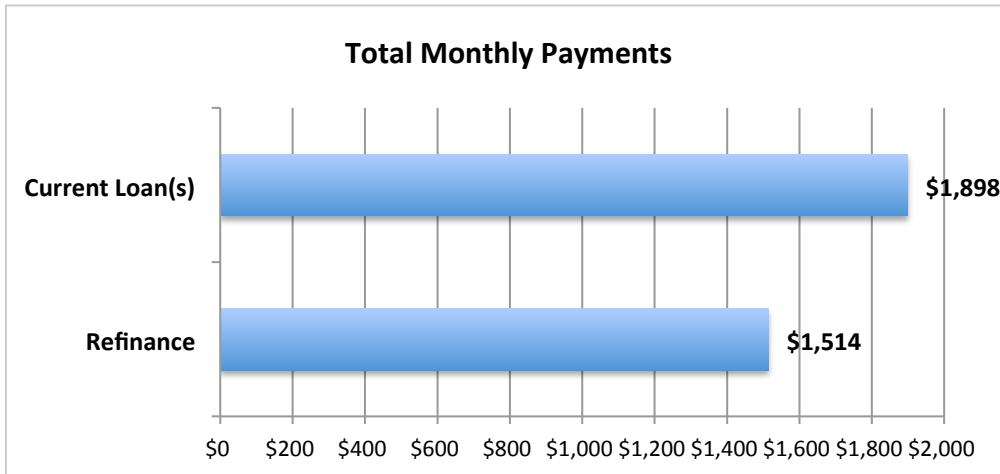
Prepared for John and Jane Doe (Referred by Joe Agent)

This report shows you the benefits you'll receive from refinancing.

Save Money Each Month

The payments on your current loan(s) and on the refinance are shown below. We've included a breakdown between principal & interest, taxes, insurance and mortgage insurance.

	<u>Current Loans(s)</u>	<u>Refinance</u>
Principal and Interest on 1st Mortgage	\$1,476	\$1,162
Principal and Interest on 2nd Mortgage	\$0	\$0
Escrow for Real Estate Taxes	\$150	\$150
Escrow for Home Owner's Insurance	\$100	\$100
Mortgage Insurance (if any)	\$172	\$102



Your payment will be \$384 per month lower after refinancing

For next payment on Current Loan(s) and 1st payment on Refinance

	<u>Principal</u>	<u>Interest</u>
Current Loan(s)	\$435	\$1,042
Refinance Loan	\$392	\$770

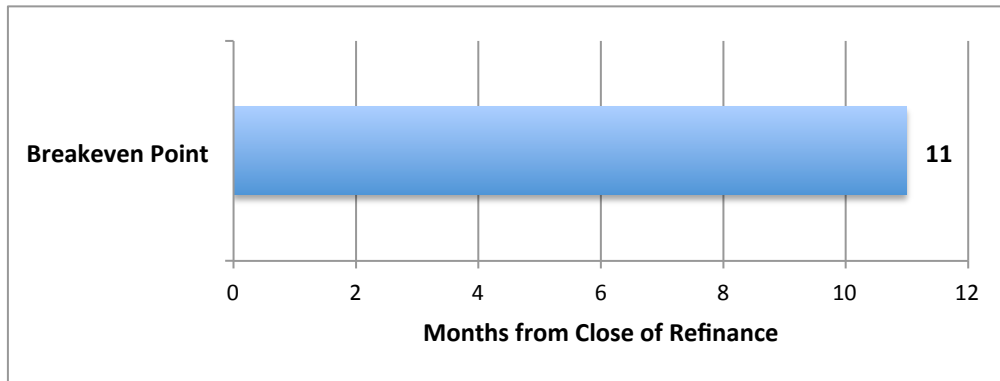
Prepared by Jane Lender; (555) 555-5555; Jane@Lender.com; NMLS#0000000

Breakeven Analysis

Every refinance has a “breakeven” point. The breakeven point is simply the point in time where your savings from doing the refinance have repaid any costs associated with that refinance – whether those costs be direct (higher loan balance or out of pocket cash) or hidden and indirect (higher than market interest rate).

We’ve taken all the various costs and savings into account to compute a breakeven point for the refinance scenario described in this report.

If you plan on being in your current property for longer than the breakeven point, then the refinance makes financial sense. From that point on, you are money ahead by having done the refinance.

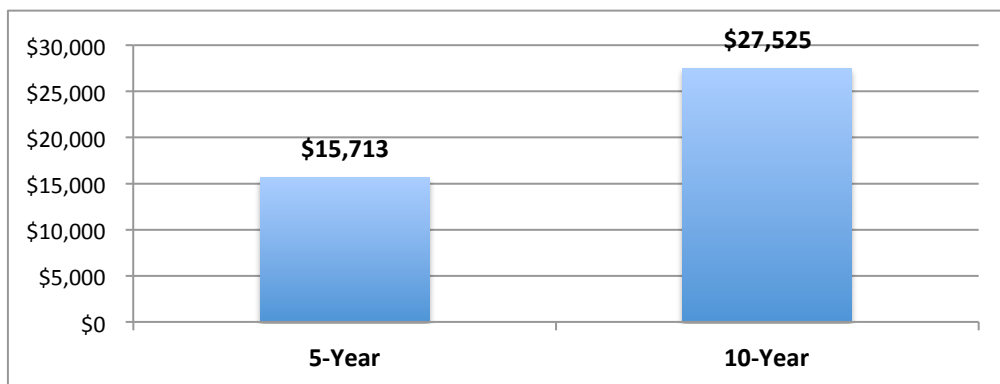


You reach the breakeven point in 11 months

(see Page 5 for further explanation)

Net Financial Benefit at Key Time Frames

We’ve computed the net financial benefit of the refinance at the 5-year and the 10-year mark. The net financial benefit is a measure of how much money you’ve saved overall by doing the refinance.



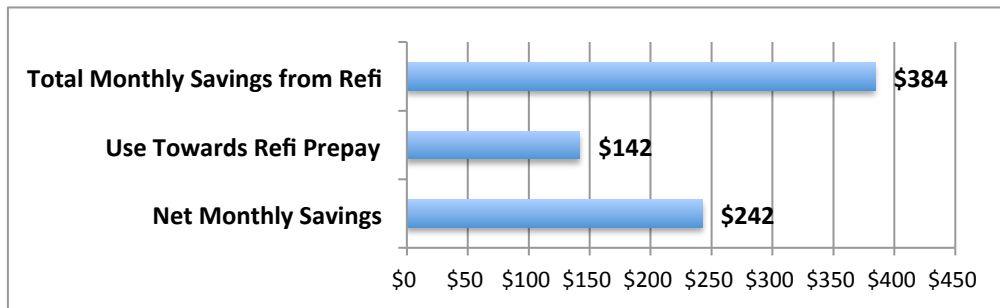
Save \$15713 over 5 years; \$27525 over 10 years

Prepared by Jane Lender; (555) 555-5555; Jane@Lender.com; NMLS#0000000

Payoff Just as Early with Your Refinanced Loan

We've computed how long it will be before your house is paid off with your current loan(s). You can cause the refinanced loan to be paid off in the same time frame by using some of your monthly payment savings to make prepayments of principal. We've determined how much of the monthly payment savings needs to be applied to extra principal payments on the refinance loan to accomplish this objective.

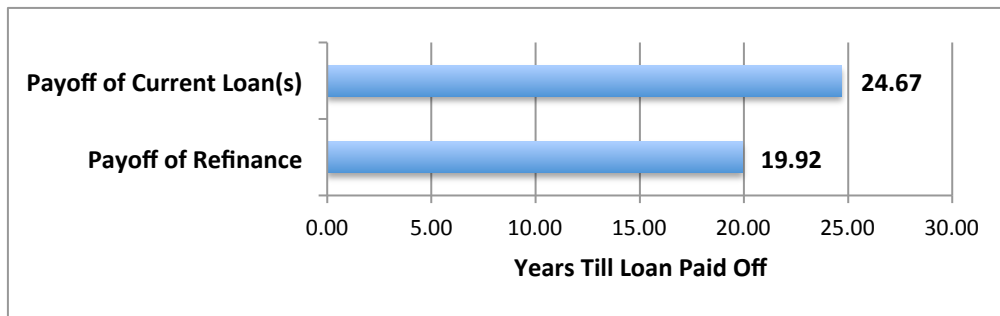
Your current loan(s) will payoff in 24.67 years*



Use \$142 of the \$384 monthly savings to prepay refi loan and it will payoff in 24.67 years and you still save \$242 per month

Be Debt Free Earlier with Refinance

You can payoff your house earlier with your refinanced loan with no increase in what you are spending on your current loan(s). We've calculated how much sooner the refinanced loan will be paid off if you apply all of your monthly payment savings to prepayment on it (not applicable if refinanced loan has a higher payment and pays off earlier automatically).

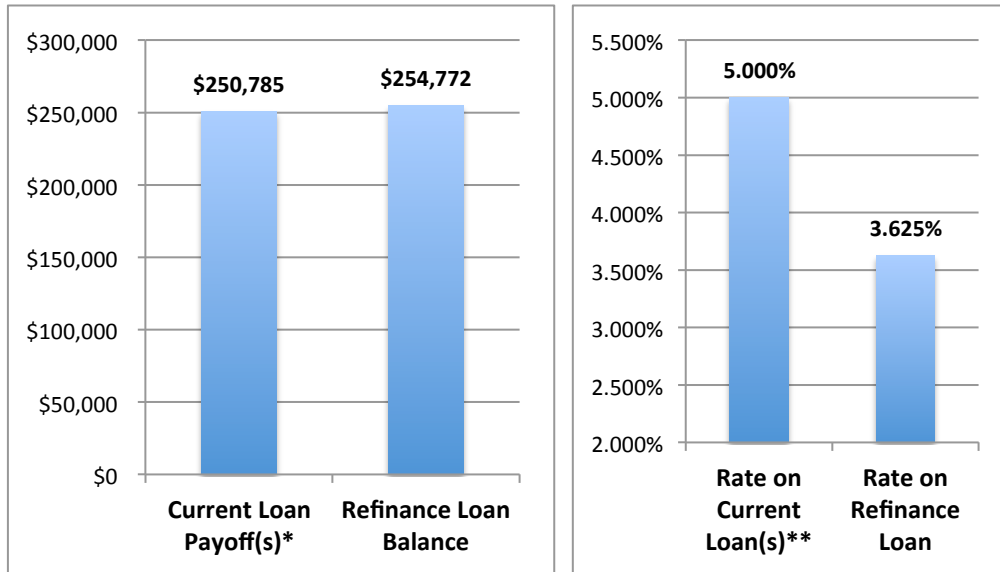


Use the \$384 in monthly savings to prepay your refinance and it will pay off 4.75 years earlier than you current loan(s)

* Assumes you use monthly payment on 2nd mortgage, if any, toward prepaying the 1st mortgage after the 2nd mortgage is paid off; If not, payoff of current loan(s) will take longer.

Loan Balances and Interest Rates

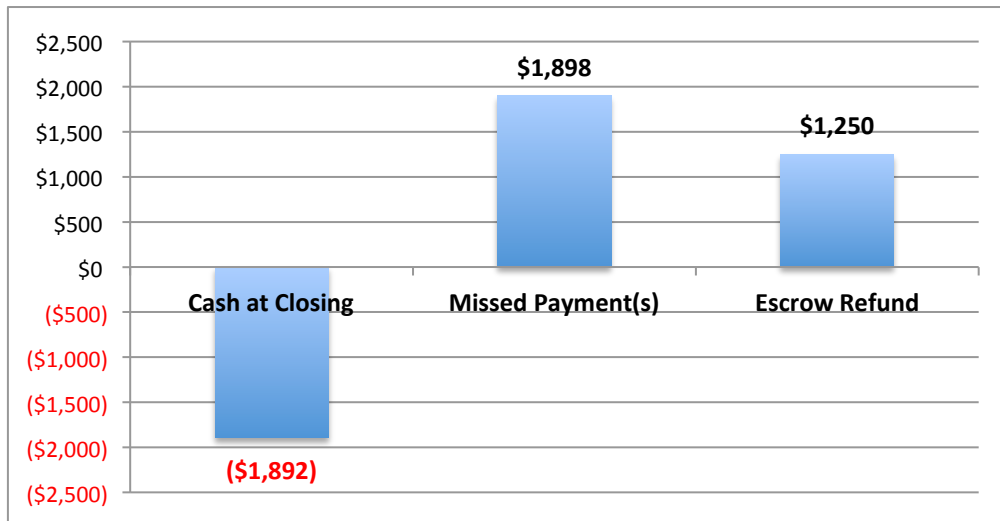
Here is a summary of your loan balances and interest rates both now and after you refinance.



*Balance(s) plus interest due for payoff. **Blended rate on 1st and 2nd mortgages if you have two current loans.

Cash Situation

You may bring cash to closing or receive cash from us at time of closing on your refinance. In addition, you will often skip one or more monthly payments. Furthermore, your current lender will return any money that is sitting in your escrow account with 30 days of closing.



Cash You Get (Bring, if negative) to Closing	(\$1,892)
Cash You Save by Missing Payments	\$1,898
Cash You Get Back from Current Lender Escrow Acct	<u>\$1,250</u>
Net Cash-in-Hand (Out-of-Pocket, if negative) in 30 Days	\$1,256

Prepared by Jane Lender; (555) 555-5555; Jane@Lender.com; NMLS#0000000