

## Loan Comparison Worksheet for Sample

	<i>Plan A</i>	<i>Plan B</i>	<i>Plan C</i>	<i>Plan D</i>	<i>Plan E</i>
	<b>30 yr fixed with monthly PMI</b>	<b>30 yr fixed with monthly PMI</b>	<b>30 yr fixed with monthly PMI</b>	<b>30 yr fixed with monthly PMI</b>	<b>30 yr fixed</b>
<b>Sales Price</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>\$300,000</b>	<b>\$300,000</b>
<b>Loan To Value 1st</b>	<b>97.00%</b>	<b>95.00%</b>	<b>90.00%</b>	<b>85.00%</b>	<b>80.00%</b>
Loan To Value 2nd	0.00%	0.00%	0.00%	0.00%	0.00%
<b>1st base loan amount</b>	<b>\$291,000</b>	<b>\$285,000</b>	<b>\$270,000</b>	<b>\$255,000</b>	<b>\$240,000</b>
<b>Interest Rate 1st</b>	<b>2.750%</b>	<b>2.625%</b>	<b>2.625%</b>	<b>2.625%</b>	<b>2.625%</b>
Interest Rate 2nd	0.000%	0.000%	0.000%	0.000%	0.000%
<b>Estimated Payments per Month</b>					
1st - principal and interest	\$1,187.98	\$1,144.70	\$1,084.46	\$1,024.21	\$963.96
2nd - interest only	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
taxes est @ 1% price/yr	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00
est home owners insurance	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
est mortgage insurance - 760 score	\$118.83	\$78.38	\$56.25	\$29.75	\$0.00
<b>Total Payment</b>	<b>\$1,706.81</b>	<b>\$1,623.08</b>	<b>\$1,540.71</b>	<b>\$1,453.96</b>	<b>\$1,363.96</b>
<b>Estimated Closing Cost Breakdown</b>					
	Plan A	Plan B	Plan C	Plan D	Plan E
discount pt/lender credit	0.375%	0.500%	0.500%	0.500%	0.750%
<b>Est. funds to be paid at closing - will be offset by earnest money and seller paid closing costs***</b>					
<b>Down payment</b>	<b>\$9,000</b>	<b>\$15,000</b>	<b>\$30,000</b>	<b>\$45,000</b>	<b>\$60,000</b>

### **RATES FLUCTUATE DAILY UNTIL LOCKED**

\*Appraisal fee is paid when ordered and not included in this figure. Estimated appraisal fee is \$455

\*\* Escrow account shown is estimated to be 6 months of taxes and 1 year of home owners insurance.

Escrow account does not include hoa fees or prepaid interest until last day of month.

Condos can require a lender letter for approval. That cost is determined by the HOA and can range from \$75-\$350

There are 3 out of pocket items at closing - 1- Down payment, 2- Closing costs & 3- Escrows/prepays/HOA related fees.

The seller can pay up to 3% of purchase price towards closing costs/escrows. Must be written in contract that way