

# Starpointe Mortgage

Mortgage Solutions for Your Financial Plan  
 1100 Jorie Blvd #201 Oak Brook, IL 60523  
 Tel:(630) 368-3300 Fax:(630) 368-1688

The purpose of this analysis is to help you make an informed decision when selecting your home loan.

Prepared by  
 Dylan Kramer  
 Date prepared  
 1/23/2006

## Total Cost Analysis

### 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 Debt Free or Asset Accum. plan to see how you can save thousands on your loan. Also, you can review the MONTHLY TAX BENEFITS.

### 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.\*

		80/20	One Loan		
<b>1st</b>	Loan Amount	\$252,000	\$315,000		
	Interest Rate	6.625%	6.875%		
	Term (months)	360	360		
	P&I	\$1,614	\$2,069		
	MI	\$0	\$223		
	MI Cut Off	N/A	48 months		
<b>2nd</b>	Loan Amount	\$63,000	\$0		
	Interest Rate	10.250%	0.000%		
	Term (months)	Int. Only	Int. Only		
	P&I	\$538	\$0		
<b>Totals</b>	Total Payment	\$2,152	\$2,292		
	Net Savings	\$141	\$0		

### 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: 6	80/20	One Loan		
Total Payment	\$12,910	\$13,755		
Principal Paid	\$1,353	\$1,611		
Int / MI Paid	\$11,558	\$12,144		
Balance Left	\$313,647	\$313,389		
Closing & Pts.	\$1,500	\$1,200		
Total Cost	\$13,058	\$13,344		
Net Savings	\$286	\$0		

### MORTGAGE PLAN WITH 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.\*

		80/20	One Loan	Program 3	Program 4
<b>1st</b>	<b>Reduction</b>	\$0	\$0		
	5 years	\$0	\$0		
	10 years	\$0	\$0		
	15 years	\$0	\$0		
	<b>Totals</b>	Debt Free In	30.0 yrs.	30.0 yrs.	
	Interest Saved	\$0	\$0		
<b>2nd</b>	<b>Reduction</b>	\$0	\$0		
	0 years	\$0	\$0		
<b>Totals</b>	Debt Free In	30.0 yrs.	30.0 yrs.		
	Interest Saved	\$0	\$0		

### 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: 28%	80/20	One Loan		
1st Mortgage	\$390	\$505		
2nd Mortgage	\$151	\$0		
Property Tax	\$58	\$58		
Total Monthly	\$598	\$563		
Net Savings	\$35	\$0		

### DETAIL

The Detail table below discloses the financial information used to calculate the tables above. For further information, speak with your professional mortgage advisor.\*

NOTICE AND DISCLAIMER: The results above are based on (i) information provided by you, (ii) estimates of interest rates, your ability to save, your tax bracket, closing costs and other amounts, (iii) currently available loan programs and (iv) information and assumptions discussed with your advisor; all of which might change over time. If the information or assumptions are not correct or change, then the results above will change. Your advisor will provide additional information about costs, fees and other information required by state and federal law.