



UNIVERSAL CAPITAL

MORTGAGE CORPORATION

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TOTAL COST ANALYSIS

Prepared by Don Maher
 October 13, 2010

Prepared For: **Sample Sample**
 123 any st Los Angeles, CA 00000

SUMMARY

	30 yr no cost	30 yr 0 pts	30 yr 1 pt	30 yr 2 pts
1ST MTG.				
Program Name				
Loan Amount	\$400,000	\$400,000	\$400,000	\$400,000
Interest Rate	4.875%	4.625%	4.375%	4.125%
Term (months)	360	360	360	360
Payment	\$2,117	\$2,057	\$1,997	\$1,939
Mtg. Ins.	\$0	\$0	\$0	\$0
Monthly Pmt.	\$2,117	\$2,057	\$1,997	\$1,939
Net Savings	\$0	\$60	\$120	\$178

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 \$500,000, appreciation assumption 0%

TOTAL COST ANALYSIS

	30 yr no cost	30 yr 0 pts	30 yr 1 pt	30 yr 2 pts
120 MONTHS ANALYSIS				
Program Name				
Total Payment	\$254,020	\$246,787	\$239,657	\$232,632
Principal Paid	\$75,864	\$78,370	\$80,928	\$83,539
Int & MI Paid	\$178,156	\$168,417	\$158,729	\$149,093
Balance Left	\$324,136	\$321,630	\$319,072	\$316,461
Closing & Points	\$0	\$2,900	\$6,900	\$10,900
Total Cost	\$178,156	\$171,317	\$165,629	\$159,993
Net Savings	\$0	\$6,838	\$12,527	\$18,163

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

	30 yr no cost	30 yr 0 pts	30 yr 1 pt	30 yr 2 pts
5 YEARS				
Program Name				
Opening Balance	N/A	N/A	N/A	N/A
Monthly Amount	\$0	\$0	\$0	\$0
Rate of Return	N/A	N/A	N/A	N/A
Home Value	\$500,000	\$500,000	\$500,000	\$500,000
Loan Balance	\$366,659	\$365,317	\$363,936	\$362,515
Equity	\$133,341	\$134,683	\$136,064	\$137,485
Accum. Total	N/A	N/A	N/A	N/A
10 YEARS				
Net Worth	\$133,341	\$134,683	\$136,064	\$137,485
Home Value	\$500,000	\$500,000	\$500,000	\$500,000
Loan Balance	\$324,136	\$321,630	\$319,072	\$316,461
Equity	\$175,864	\$178,370	\$180,928	\$183,539
Accum. Total	N/A	N/A	N/A	N/A
Net Worth	\$175,864	\$178,370	\$180,928	\$183,539
Freedom Point	30.00 yrs.	30.00 yrs.	30.00 yrs.	30.00 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 yr 2 pts' has the potential to create the most wealth for your situation in 5 yrs.

Based on the assumptions in this analysis the Mortgage Plan in column titled '30 yr 2 pts' has the potential to create the most wealth for your situation in 10 yrs. The plan in column titled '30 yr 2 pts' will help you reach your Freedom Point the soonest.



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PROGRAM DETAILS

	30 yr no cost		30 yr 0 pts		30 yr 1 pt		30 yr 2 pts	
	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg
Value	\$500,000		\$500,000		\$500,000		\$500,000	
Equity (%)	20.000 %		20.000 %		20.000 %		20.000 %	
Loan Amount	\$400,000		\$400,000		\$400,000		\$400,000	
Loan Type	Fixed		Fixed		Fixed		Fixed	
Interest Rate	4.875 %		4.625 %		4.375 %		4.125 %	
Term	360		360		360		360	
Closing	\$0		\$2,900		\$2,900		\$2,900	
Points	0.000 %		0.000 %		1.000 %		2.000 %	
APR	4.875 %		4.687 %		4.521 %		4.352 %	
Principal & Int.	\$2,117		\$2,057		\$1,997		\$1,939	
Mtg. Ins.	\$0		\$0		\$0		\$0	
Total P&I	\$2,117		\$2,057		\$1,997		\$1,939	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Month								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$83		\$83		\$83		\$83	
Prop Taxes	\$521		\$521		\$521		\$521	
Other	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Adj Cap %								
Adj Cap (Mos)								
Recast Prd/Stop								
Max Balance								
PITI	\$2,721		\$2,661		\$2,601		\$2,543	
Term Reduction	\$0		\$0		\$0		\$0	
Total PITI	\$2,721		\$2,661		\$2,601		\$2,543	
Mo. Asset Accu.	\$0		\$0		\$0		\$0	
Asset Accum. Int. Rate	0.000 %		0.000 %		0.000 %		0.000 %	
Asset Accum. Open	\$0		\$0		\$0		\$0	

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.

