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TOTAL COST ANALYSIS

Prepared by Kathy Lamb
 September 9, 2010

Prepared For: **FHA Borrower**
 123 Main St Cincinnati, OH

SUMMARY

	Program Name	Current FHA Pre	After 10/4 FHA	Program 3	Program 4
1ST MTG.	Loan Amount	\$148,006	\$146,197	\$0	\$0
	Interest Rate	4.5%	4.5%	0%	0%
	Term (months)	360	360	0	0
	Payment	\$750	\$741	\$0	\$0
	Mtg. Ins.	\$68	\$110	\$0	\$0
	Monthly Pmt.	\$818	\$850	\$0	\$0
	Net Savings	\$33	\$0	\$0	\$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 \$150,000, appreciation assumption 0%

TOTAL COST ANALYSIS

	Program Name	Current FHA Pre	After 10/4 FHA	Program 3	Program 4
60 MONTHS ANALYSIS	Total Payment	\$49,066	\$51,024	\$0	\$0
	Principal Paid	\$13,087	\$12,927	\$0	\$0
	Int & MI Paid	\$35,979	\$38,098	\$0	\$0
	Balance Left	\$134,919	\$133,270	\$0	\$0
	Closing & Points	\$0	\$0	\$0	\$0
	Total Cost	\$35,979	\$38,098	\$0	\$0
	Net Savings	\$2,119	\$0	\$0	\$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.

MORTGAGE PLAN WITH ASSET ACCUMULATION

	Program Name	Current FHA Pre	After 10/4 FHA	Program 3	Program 4
	Opening Balance	\$0	\$0	\$0	\$0
	Monthly Amount	\$0	\$0	\$0	\$0
	Rate of Return	0%	0%	0%	0%
10 YEARS	Home Value	\$150,000	\$150,000	\$0	\$0
	Loan Balance	\$118,537	\$117,088	\$0	\$0
	Equity	\$31,463	\$32,912	\$0	\$0
	Accum. Total	\$0	\$0	\$0	\$0
	Net Worth	\$31,463	\$32,912	\$0	\$0
12 YEARS	Home Value	\$150,000	\$150,000	\$0	\$0
	Loan Balance	\$110,882	\$109,527	\$0	\$0
	Equity	\$39,118	\$40,473	\$0	\$0
	Accum. Total	\$0	\$0	\$0	\$0
	Net Worth	\$39,118	\$40,473	\$0	\$0
	Freedom Point	30.00 yrs.	30.00 yrs.	0 yrs.	0 yrs.

MORTGAGE PLAN WITH ASSET ACCUMULATION

This Mortgage Plan is designed to help you make an informed decision on a mortgage integrated with your overall financial plan. This example displays an estimated Real Estate value combined with potential investment account growth.

Based on the 2 metrics listed above, the Mortgage Plan in column titled 'After 10/4 FHA Prem' has the potential to create the most wealth in 10 yrs.

Based on the 2 metrics listed above, the Mortgage Plan in column titled 'After 10/4 FHA Prem' has the potential to create the most wealth in 12 yrs.



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PROGRAM DETAILS

	Current FHA Premium		After 10/4 FHA Prem		Program 3		Program 4	
	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg
Value	\$150,000		\$150,000		\$150,000		\$150,000	
Equity (%)	1.329 %		2.535 %		100.000 %		100.000 %	
Loan Amount	\$148,006		\$146,197		\$0		\$0	
Loan Type	Fixed		Fixed		Fixed		Fixed	
Interest Rate	4.500 %		4.500 %		0.000 %		0.000 %	
Term	360		360		360		360	
Closing	\$0		\$0		\$0		\$0	
Points	0.000 %		0.000 %		0.000 %		0.000 %	
APR	4.500 %		4.500 %		0.000 %		0.000 %	
Principal & Int.	\$750		\$741		\$0		\$0	
Mtg. Ins.	\$68		\$110		\$0		\$0	
Total P&I	\$818		\$850		\$0		\$0	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Month								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$0		\$0		\$0		\$0	
Prop Taxes	\$0		\$0		\$0		\$0	
Other	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Adj Cap %								
Adj Cap (Mos)								
Recast Prd/Stop								
Max Balance								
PITI	\$818		\$850		\$0		\$0	
Term Reduction	N/A		N/A		N/A		N/A	
Total PITI	\$818		\$850		\$0		\$0	
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.

