

Fairway Mortgage Corporation

"At Fairway we are only as good as our last loan"

14300 Cornerstone Village Dr., #120 Houston, TX 77014

Tel:(281) 537-1090 Fax:(281) 580-8779

Tax Bracket
33%

Prepared by
Ed Dermody

Date prepared
10/28/2003

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

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.

Total Cost Analysis

Jodi Kramer

123 Beautiful Home Street

Houston, TX 77014

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.*

		0 Origination	1% origination	% org/1% disc.	% org/2% disc
1st	Loan Amount	\$280,000	\$280,000	\$280,000	\$280,000
	Interest Rate	6.000%	5.750%	5.500%	5.375%
	Term (months)	360	360	360	360
	P&I	\$1,679	\$1,634	\$1,590	\$1,568
	MI	\$0	\$0	\$0	\$0
2nd	Loan Amount	\$0.00	\$0.00	\$0.00	\$0.00
	Interest Rate	0.000%	0.000%	0.000%	0.000%
	Term (months)	180	180	180	180
	P&I	\$0	\$0	\$0	\$0
Totals	Total Payment	\$1,679	\$1,634	\$1,590	\$1,568
	Net Savings	\$0	\$45	\$89	\$111

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: 84

	0 Origination	1% origination	% org/1% disc.	% org/2% disc
Total Payment	\$141,014	\$141,036	\$141,020	\$141,029
Principal Paid	\$29,010	\$34,787	\$40,409	\$43,203
Int / MI Paid	\$112,005	\$106,250	\$100,610	\$97,827
Balance Left	\$250,990	\$245,213	\$239,591	\$236,797
Closing & Pts.	\$3,000	\$5,800	\$8,600	\$11,400
Total Cost	\$115,005	\$112,050	\$109,210	\$109,227
Net Savings	\$0	\$2,955	\$5,794	\$5,778

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.*

	Equity Increase	0 Origination	1% origination	% org/1% disc.	% org/2% disc
1st	Reduction	\$0	\$45	\$89	\$111
	5 years	\$0	\$3,120	\$6,130	\$7,621
	10 years	\$0	\$7,275	\$14,196	\$17,587
	15 years	\$0	\$12,812	\$24,808	\$30,617
Totals	Debt Free in	0.0 yrs.	27.9 yrs.	26.3 yrs.	25.6 yrs.
	Interest Saved	\$0	\$24,552	\$41,562	\$48,137

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: 33%

	0 Origination	1% origination	% org/1% disc.	% org/2% disc
1st Mortgage	\$462	\$443	\$424	\$414
2nd Mortgage	\$0	\$0	\$0	\$0
Property Tax	\$0	\$0	\$0	\$0
Total Monthly	\$462	\$443	\$424	\$414
Net Savings	\$48	\$29	\$10	\$0

* NOTICE: Information provided is time-sensitive material. Rates, programs, fees and points are subject to change without notice. If you are applying for an Adjustable Rate Mortgage payments and interest rates will change. Payments, interest rates, and loan balances are estimates only. Your amount may be different. This is not a loan commitment, nor is it a guarantee of any kind. This comparison is based solely on estimated figures and information available at the time of preparation.

Please note: Mortgage rates are subject to change without notice.

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DETAIL

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

	0 Origination		1% origination		1% org/1% disc.		1% org/2% disc	
Value	\$350,000		\$350,000		\$350,000		\$350,000	
Equity (%)	20.000%	0.000%	20.000%	0.000%	20.000%	0.000%	20.000%	0.000%
	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.
Loan Amount	\$280,000	\$0	\$280,000	\$0	\$280,000	\$0	\$280,000	\$0
Loan Type	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
Interest Rate	6.000%	0.000%	5.750%	0.000%	5.500%	0.000%	5.375%	0.000%
Term	360	180	360	180	360	180	360	180
Closing	\$3,000	\$0	\$5,800	\$0	\$5,800	\$0	\$5,800	\$0
Points	0.000%	0.000%	0.000%	0.000%	1.000%	0.000%	2.000%	0.000%
Principal & Int.	\$1,679	\$0	\$1,634	\$0	\$1,590	\$0	\$1,568	\$0
Mtg. Ins.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total P&I	\$1,679		\$1,634		\$1,590		\$1,568	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Per								
Adj Cap								
Adj Per								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$0		\$0		\$0		\$0	
Prop Taxes	\$0		\$0		\$0		\$0	
Other	\$0		\$0		\$0		\$0	
Total Fees	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Make Full Pymt?								
Adj Cap%								
Adj Period (Mos)								
Recast Pd/Stop								
Max Balance								
Total PITI	\$1,679		\$1,634		\$1,590		\$1,568	
Term Reduction	\$0		\$45		\$89		\$111	
PITI & Equity	\$1,679		\$1,679		\$1,679		\$1,679	
Asset A. IntRate	0.000%		0.000%		0.000%		0.000%	
Asset A. Open	\$0		\$0		\$0		\$0	

NOTES

Our Total Cost Analysis Plan will help you build financial strength. CALL US TODAY FOR DETAILS!

When you're ready to refinance or buy a new home, be sure to call us first. With a simple phone call, you can apply for a loan, get advance loan approval, and lock in your interest rate! Just call our dedicated team of Home Loan Experts at the number listed at the top of this page.

If you have a question about this statement call (281) 537-1090, M-F 9am - 5pm Central Time.

If you have any friends or family that would like to receive our Total Cost Analysis, please call us today.

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