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

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Total Cost Analysis

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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.*

Current Property Value: **\$450,000.00**

		7/1 Int Only	5/1 Int Only	Optoin Arm	5 YR Int Only
1st	Loan Amount	\$360,000	\$427,500	\$427,500	\$360,000
	Interest Rate	6.500%	6.750%	1.000%	6.000%
	Term (months)	Int. Only	Int. Only	360	Int. Only
	P&I	\$1,950	\$2,405	\$1,375	\$1,800
	MI	\$0	\$278	\$345	\$0
	MI Cut Off	N/A	72 months	90 months	N/A
2nd	Loan Amount	\$0	\$0	\$0	\$67,500
	Interest Rate	0.000%	0.000%	0.000%	12.500%
	Term (months)	360	Int. Only	Int. Only	360
	P&I	\$0	\$0	\$0	\$720
Totals	Total Payment	\$1,950	\$2,683	\$1,720	\$2,520
	Net Savings	\$733	\$0	\$963	\$162

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: 36	7/1 Int Only	5/1 Int Only	Optoin Arm	5 YR Int Only
Total Payment	\$70,200	\$96,577	\$89,684	\$94,634
Principal Paid	\$0	\$0	(\$39,234)	\$750
Int / MI Paid	\$70,200	\$96,577	\$128,918	\$93,885
Balance Left	\$360,000	\$427,500	\$466,734	\$426,750
Closing & Pts.	\$7,700	\$8,500	\$8,400	\$8,699
Total Cost	\$77,900	\$105,077	\$137,318	\$102,584
Net Savings	\$59,418	\$32,241	\$0	\$34,734

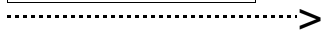
MORTGAGE PLAN WITH ASSET ACCUMULATION

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.*

Years: 3



Years: 5



	7/1 Int Only	5/1 Int Only	Optoin Arm	5 YR Int Only
Monthly Amount	\$0	\$0	\$0	\$0
Int. Rate	0.00%	0.00%	0.00%	0.00%
Home Value	\$491,727	\$491,727	\$491,727	\$491,727
Loan Balance	\$360,000	\$427,500	\$466,734	\$426,750
Equity	\$131,727	\$64,227	\$24,993	\$64,977
Accum. Total	\$0	\$0	\$0	\$0
Net Worth	\$131,727	\$64,227	\$24,993	\$64,977
Home Value	\$521,673	\$521,673	\$521,673	\$521,673
Loan Balance	\$360,000	\$427,500	\$457,434	\$426,070
Equity	\$161,673	\$94,173	\$64,239	\$95,603
Accum. Total	\$0	\$0	\$0	\$0
Net Worth	\$161,673	\$94,173	\$64,239	\$95,603
Assets > Debts	30.00 yrs.	30.00 yrs.	30.00 yrs.	30.00 yrs.

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%	7/1 Int Only	5/1 Int Only	Optoin Arm	5 YR Int Only
1st Mortgage	\$644	\$794	\$1,029	\$594
2nd Mortgage	\$0	\$0	\$0	\$232
Property Tax	\$95	\$95	\$95	\$95
Total Monthly	\$738	\$888	\$1,123	\$921
Net Savings	\$0	\$150	\$385	\$183

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.

