

Home Financing Choices



PREPARED FOR:  
**John and Jane Borrower**

Minimum  
Credit Score  
**740**

Minimum Property  
Value Needed  
**\$266,666**

Est. Closing:  
**10/17/2014**

Prepared On:  
**9/9/2014**

Line#		Proposal 1	Proposal 2	Proposal 3
1	New Loan Type	30 Year Fixed	30 Year Fixed	15 Year Fixed
2	<b>ACTUAL Interest Rate</b>	<b>3.990%</b>	<b>4.250%</b>	<b>2.990%</b>
3	<b>Annual Percentage Rate (APR)</b>	<b>4.116%</b>	<b>4.272%</b>	<b>3.260%</b>
4	Points	1.250%	0.000%	1.625%
	Loan Term (in years)	30	30	15
<b>Est. Details of Transaction</b>				
5	Est. principal balance OLD Loan(s)	<b>\$99,999</b>	<b>\$99,999</b>	<b>\$99,999</b>
6	Est. interest on OLD loans(s) until payoff	+\$378	+\$378	+\$378
7	Other	+\$0	+\$0	+\$0
8	<b>Est. Net Payoff on OLD Loan(s)</b>	<b>= \$100,377</b>	<b>= \$100,377</b>	<b>= \$100,377</b>
9	<b>Real Net Cost of refinancing (details below)</b>	<b>+\$3,650</b>	<b>+\$0</b>	<b>+\$4,400</b>
10	Interest from closing to month end - NEW loan	+\$219	+\$233	+\$164
11	Insurance Escrows	+\$356	+\$356	+\$356
12	Other	+\$0	+\$0	+\$0
13	New Tax Escrow Account	+\$5,417	+\$5,417	+\$5,417
14	Sub-total of Real Net Cost + Other Items	= \$9,641	= \$6,005	= \$10,336
15	Payoff of old loans + everything else pd at closing	= <b>\$110,018</b>	= <b>\$106,382</b>	= <b>\$110,713</b>
16	Application Deposit Refund	-\$440	-\$440	-\$440
17	<b>NEW 1st Mortgage Amount</b>	<b>- \$200,000</b>	<b>- \$200,000</b>	<b>- \$200,000</b>
18	Other	-\$0	-\$0	-\$0
19	<b>Est. cash PAID TO YOU at closing</b>	<b>= \$90,422</b>	<b>= \$94,057</b>	<b>= \$89,726</b>
20				
<b>Monthly Payment</b>				
21	Principal and Interest (P&I)	\$953.68	\$983.88	\$1,380.20
22	Property Taxes (est.)	\$416.67	\$416.67	\$416.67
23	Homeowners Insurance (est.)	\$44.44	\$44.44	\$44.44
24	Private Mortgage Insurance (est.)	\$0.00	\$0.00	\$0.00
25	Other	\$0.00	\$0.00	\$0.00
26	<b>Total Monthly Payment</b>	<b>\$1,414.79</b>	<b>\$1,444.99</b>	<b>\$1,841.31</b>
<b>Transaction Cost Detail</b>				
27	Appraisal	\$440	\$440	\$440
28	Credit report	\$20	\$20	\$20
29	Closing agent fee and Courier fee	\$295	\$295	\$295
30	Loan recording fees	\$30	\$30	\$30
31	Lender's Title Insurance and related fees	\$365	\$365	\$365
32	City / County / State Taxes and Fees	\$0	\$0	\$0
33	Mortgage insurance due at closing	\$0	\$0	\$0
34	Other	\$0	\$0	\$0
35	Other	\$0	\$0	\$0
36	Our Origination Fee	\$0	\$0	\$0
37	Other	\$0	\$0	\$0
38	Points (1 point = 1% of loan amount)	\$2,500	\$0	\$3,250
39	<b>Your closing costs paid by Accunet</b>	<b>\$0</b>	<b>-\$1,150</b>	<b>\$0</b>
40	<b>Net Transaction Costs</b>	<b>\$3,650</b>	<b>\$0</b>	<b>\$4,400</b>

Questions? Call Brian Direct at 262-252-5102

PREPARED BY: Brian Wickert