



# Loan Comparison

Tuesday, September 04, 2012

**Prepared For** John Lead  
**Subject Property** 123 Applegate St  
 Orlando, FL 32811  
**Transaction Type** Refinance  
**Property Type** Single Family  
**Occupancy Type** Owner Occupied  
**Appraised Value** \$250,000.00

**Prepared By** David Humphrey  
**Company Name** SCBT  
**Job Title** Loan Officer  
**NMLS ID** 456731  
**Phone** (444) 444-4444  
**Cell Phone** (407) 888-8888  
**Email** david@loanproposals.com

Mortgage Information	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Loan Program 1st Mortgage	30 Yr Fixed	30 Yr Fixed	5/1 ARM	5/1 ARM
Loan Amount	\$160,000	\$180,000	\$160,000	\$180,000
Interest Rate	3.875 %	4 %	3.25 %	3.25 %
APR	4.023 %	4.439 %	3.88 %	4.185 %
APR May Increase After Consummation	No	No	Yes	Yes
Interest Only	No	No	No	No
Term (years)	30	30	30	30

Estimated Monthly Payment	Scenario 1	Scenario 2	Scenario 3	Scenario 4
1st Mortgage	\$752.38	\$859.35	\$696.33	\$783.37
Property Taxes   Hazard   Flood Insurance	\$491.67	\$491.67	\$491.67	\$491.67
Mortgage Insurance	\$0.00	\$91.50	\$0.00	\$105.00
<b>Total</b>	<b>\$1,244.05</b>	<b>\$1,442.51</b>	<b>\$1,188.00</b>	<b>\$1,380.04</b>

Funds Needed to Close	Scenario 1	Scenario 2	Scenario 3	Scenario 4
1st Mortgage Amount	\$160,000.00	\$180,000.00	\$160,000.00	\$180,000.00
Payoffs	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
Loan Fees	\$2,859.00	\$2,859.00	\$2,859.00	\$2,859.00
Title Fees	\$1,290.00	\$1,290.00	\$1,290.00	\$1,290.00
Transfer & Recording Fees	\$0.00	\$0.00	\$0.00	\$0.00
Prepaid Items	\$254.79	\$295.89	\$213.70	\$240.41
Escrow Reserves	\$3,550.00	\$3,550.00	\$3,550.00	\$3,550.00
<b>Total</b>	<b>\$2,046.21</b>	<b>\$22,005.11</b>	<b>\$2,087.30</b>	<b>\$22,060.59</b>

## Estimated Payment Schedules

Payments shown below do not include amounts for taxes and insurance premiums, if applicable, actual payment obligation may be greater.

### Scenario 1 - Interest Rate & Payment Schedule

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Scenario 1 is a Fixed rate loan which means that the rate is fixed for the life of the loan so the interest rate will never change. The last payment will be slightly different.

Payment Stream	Number of Payments	Interest Rate	Payment Amount
1	359	3.875%	\$752.38
2	1	3.875%	\$751.97

### Scenario 2 - Interest Rate & Payment Schedule

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Scenario 2 is a Fixed rate loan which means that the rate is fixed for the life of the loan so the interest rate will never change. The last payment will be slightly different.

Payment Stream	Number of Payments	Interest Rate	Payment Amount
1	80	4%	\$950.85
2	279	4%	\$859.35
3	1	4%	\$857.52

### Scenario 3 - Interest Rate & Payment Schedule

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Scenario 3 is a 5/1 ARM which means that the rate is fixed for the first 5 years then the rate and payment can adjust annually thereafter. After the initial period, the sample rates and payments below are based on today's index plus a margin of 2.25%. For the remaining 25 years the interest can increase/decrease every 12 months, with an initial cap of 5%, a periodic cap of 2% and a lifetime cap of 5%.

Payment Stream	Number of Payments	Interest Rate	Payment Amount
1	60	3.25%	\$696.33
2	299	4%	\$754.23
3	1	4%	\$754.34

### Scenario 4 - Interest Rate & Payment Schedule

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Scenario 4 is a 5/1 ARM which means that the rate is fixed for the first 5 years then the rate and payment can adjust annually thereafter. After the initial period, the sample rates and payments below are based on today's index plus a margin of 2.25%. For the remaining 25 years the interest can increase/decrease every 12 months, with an initial cap of 5%, a periodic cap of 2% and a lifetime cap of 5%.

Payment Stream	Number of Payments	Interest Rate	Payment Amount
1	60	3.25%	\$888.37
2	14	4%	\$953.51
3	285	4%	\$848.51
4	1	4%	\$848.21

This loan comparison is provided for informational purposes only. If you choose to apply for a loan with LoanProposals.com you will receive a Good Faith Estimate along with other disclosures. Rates are effective as of 9/4/2012 and are subject to change. Not all borrowers qualify for all programs, must meet underwriting guidelines and are subject to credit review and approval. This does not constitute a commitment to lend. The disclosed closing costs are estimates. Actual closing costs and may vary.