

# CWC Financial

your best interest  
851 Irwin Street, Suite 301 San Rafael, CA 94901  
Tel:(415) 454-1130 Fax:(415) 454-8136

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

Prepared by  
Charlie Christensen  
Date prepared  
10/22/2007

## Total Cost Analysis

Preferred Client  
123 Main Street  
San Rafael, CA 94901

### 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: **\$750,000.00**

		Current	5 Yr Fixed	7 Yr Fixed	30 Yr Fixed
<b>1st</b>	Loan Amount	\$486,780	\$490,000	\$490,000	\$490,000
	Interest Rate	6.500%	6.000%	6.250%	6.500%
	Term (months)	360	Int. Only	Int. Only	360
	<b>P&amp;I</b>	\$3,160	\$2,450	\$2,552	\$3,097
	<b>MI</b>	\$0	\$0	\$0	\$0
	<b>MI Cut Off</b>	N/A	N/A	N/A	N/A
<b>2nd</b>	Loan Amount	\$0	\$0	\$0	\$0
	Interest Rate	0.000%	0.000%	0.000%	0.000%
	Term (months)	Int. Only	Int. Only	Int. Only	Int. Only
	<b>P&amp;I</b>	\$0	\$0	\$0	\$0
<b>Totals</b>	Total Payment	\$3,160	\$2,450	\$2,552	\$3,097
	<b>Net Savings</b>	\$0	\$710	\$608	\$63

## 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: 60	Current	5 Yr Fixed	7 Yr Fixed	30 Yr Fixed
Total Payment	\$189,620	\$189,600	\$189,605	\$189,608
Principal Paid	\$38,179	\$49,537	\$42,694	\$35,759
Int / MI Paid	\$151,441	\$140,063	\$146,911	\$153,849
Balance Left	\$448,601	\$440,463	\$447,306	\$454,241
Closing & Pts.	\$0	\$0	\$0	\$0
<b>Total Cost</b>	\$151,441	\$140,063	\$146,911	\$153,849
<b>Net Savings</b>	\$2,408	\$13,786	\$6,938	\$0
<b>Break Even^</b>	N/A	0.0 mos.	0.0 mos.	0.0 mos.

\*Break Even: shows # of months it would take to recoup points & closing costs via monthly payment savings.

## MORTGAGE PLAN WITH 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.\*

		Current	5 Yr Fixed	7 Yr Fixed	30 Yr Fixed
<b>1st</b>	<b>Reduction</b>	\$0	\$710	\$608	\$63
	5 years	\$0	\$49,537	\$42,694	\$4,452
	10 years	\$0	\$116,354	\$101,002	\$10,609
	15 years	\$0	\$206,481	\$180,635	\$19,123
	<b>Totals</b>	Debt Free In	27.3 yrs.	24.9 yrs.	26.4 yrs.
	Interest Saved	\$0	\$426,031	\$406,142	\$43,331
<b>2nd</b>	<b>Reduction</b>	\$0	\$0	\$0	\$0
	0 years	\$0	\$0	\$0	\$0
<b>Totals</b>	Debt Free In	30.0 yrs.	30.0 yrs.	30.0 yrs.	30.0 yrs.
	Interest Saved	\$0	\$0	\$0	\$0

## 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: 30%	Current	5 Yr Fixed	7 Yr Fixed	30 Yr Fixed
1st Mortgage	\$813	\$735	\$766	\$796
2nd Mortgage	\$0	\$0	\$0	\$0
Property Tax	\$150	\$150	\$150	\$150
<b>Total Monthly</b>	\$963	\$885	\$916	\$946
<b>Net Savings</b>	\$78	\$0	\$31	\$61

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.



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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.\*

Existing Loan	
Start Date	1/1/2005
Original Balance	\$500,000

	Current		5 Yr Fixed		7 Yr Fixed		30 Yr Fixed	
Value	\$750,000		\$750,000		\$750,000		\$750,000	
Equity (%)	33.333%	0.000%	34.667%	0.000%	34.667%	0.000%	34.667%	0.000%
	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.
Loan Amount	\$486,780	\$0	\$490,000	\$0	\$490,000	\$0	\$490,000	\$0
Loan Type	Fixed	HELOC	Fixed	HELOC	Fixed	HELOC	Fixed	HELOC
Interest Rate	6.500%	0.000%	6.000%	0.000%	6.250%	0.000%	6.500%	0.000%
Term	360	Int. Only	Int. Only	Int. Only	Int. Only	Int. Only	360	Int. Only
Closing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Points	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
APR	6.436%	0.000%	6.000%	0.000%	6.250%	0.000%	6.500%	0.000%
Principal & Int.	\$3,160	\$0	\$2,450	\$0	\$2,552	\$0	\$3,097	\$0
Mtg. Ins.	\$0		\$0		\$0		\$0	
<b>Total P&amp;I</b>	<b>\$3,160</b>		<b>\$2,450</b>		<b>\$2,552</b>		<b>\$3,097</b>	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Mos								
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$100		\$100		\$100		\$100	
Prop Taxes	\$500		\$500		\$500		\$500	
Other	\$0		\$0		\$0		\$0	
<b>Pymt. Adjust.</b>								
Adj Cap%								
Adj Per (Mos)								
Recast Pd/Stop								
Max Balance								
<b>PITI</b>	<b>\$3,760</b>	<b>\$0</b>	<b>\$3,050</b>	<b>\$0</b>	<b>\$3,152</b>	<b>\$0</b>	<b>\$3,697</b>	<b>\$0</b>
Term Reduction	\$0	\$0	\$710	\$0	\$608	\$0	\$63	\$0
<b>Total PITI</b>	<b>\$3,760</b>		<b>\$3,760</b>		<b>\$3,760</b>		<b>\$3,760</b>	
Mo. Asset A.	\$0		\$0		\$0		\$0	
Asset A. IntRate	8.000%		8.000%		8.000%		8.000%	
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 VIKING CAPITAL first. With a simple phone call, you can ap

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