



Fairfax Mortgage Investments, Inc.
 34026 Coastal Highway Bethany Beach, DE 19930
 Tel (302) 541-5363 steve@steve-morgan.com
 Fax (302) 261-0261 www.steve-morgan.com

TOTAL COST ANALYSIS

Prepared by Steve Morgan
 July 13, 2010

Prepared For: **Mr & Mrs. Borrower**
 12345 Main Street Bethany Beach, DE 19930

SUMMARY

	Program Name	Current Mtg	15 Year	30 Year	30 Yr 1pt
1ST MTG.	Loan Amount	\$276,500	\$276,500	\$276,500	\$276,500
	Interest Rate	5.25%	3.875%	4.125%	3.875%
	Term (months)	360	180	360	360
	Payment	\$1,527	\$2,028	\$1,340	\$1,300
	Mtg. Ins.	\$0	\$0	\$0	\$0
	Monthly Pmt.	\$1,527	\$2,028	\$1,340	\$1,300
	Net Savings	\$501	\$0	\$688	\$728

SUMMARY

This Section overviews your monthly payments for each prospective Mortgage Plan. Please note, the payments shown do not include any Escrows that may be collected with your payment.

Current value \$450,000, appreciation assumption 2%

TOTAL COST ANALYSIS

	Program Name	Current Mtg	15 Year	30 Year	30 Yr 1pt
360 MONTHS ANALYSIS	Total Payment	\$507,171	\$359,075	\$452,745	\$440,910
	Principal Paid	\$276,500	\$276,500	\$276,500	\$276,500
	Int & MI Paid	\$230,671	\$82,575	\$176,245	\$164,410
	Balance Left	\$0	\$0	\$0	\$0
	Closing & Points	\$6,691	\$6,691	\$6,691	\$9,456
	Total Cost	\$237,362	\$89,266	\$182,936	\$173,866
	Net Savings	\$0	\$148,096	\$54,426	\$63,497

TOTAL COST ANALYSIS

One of the most important metrics to consider when selecting the right Mortgage Plan for you, is how long you plan on living in the home or what is your loan retention time going to be. The table on the left compares the true total cost of each mortgage plan based on a pre determined comparison period.

MORTGAGE PLAN WITH TERM REDUCTION

	Program Name	Current Mtg	15 Year	30 Year	30 Yr 1pt
10 YEARS	Monthly Amount	\$100	\$100	\$100	\$100
	Equity Increase	\$15,738	\$14,628	\$14,822	\$14,628
15 YEARS	Monthly Amount	\$100	\$100	\$100	\$100
	Equity Increase	\$27,294	\$0	\$24,862	\$24,359
	PayOff	26.00 yrs.	14.08 yrs.	26.25 yrs.	26.25 yrs.
	Int. Savings	\$42,492	\$5,958	\$29,676	\$27,164

MORTGAGE PLAN WITH TERM REDUCTION

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 additional principal reduction payments made monthly.

Based on the above criteria, the Mortgage Plan in column titled '15 Year' will payoff soonest.





Fairfax Mortgage Investments, Inc.
 34026 Coastal Highway Bethany Beach, DE 19930
 Tel (302) 541-5363 steve@steve-morgan.com
 Fax (302) 261-0261 www.steve-morgan.com

TOTAL COST ANALYSIS

Prepared by Steve Morgan
 July 13, 2010

Prepared For: **Mr & Mrs. Borrower**
 12345 Main Street Bethany Beach, DE 19930

PROGRAM DETAILS

	Current Mtg		15 Year		30 Year		30 Yr 1pt	
	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg	1st Mtg	2nd Mtg
Value	\$450,000		\$450,000		\$450,000		\$450,000	
Equity (%)	38.556 %		38.556 %		38.556 %		38.556 %	
Loan Amount	\$276,500		\$276,500		\$276,500		\$276,500	
Loan Type	Fixed		Fixed		Fixed		Fixed	
Interest Rate	5.250 %		3.875 %		4.125 %		3.875 %	
Term	360		180		360		360	
Closing	\$6,691		\$6,691		\$6,691		\$6,691	
Points	0.000 %		0.000 %		0.000 %		1.000 %	
APR	5.465 %		4.228 %		4.326 %		4.156 %	
Principal & Int.	\$1,527		\$2,028		\$1,340		\$1,300	
Mtg. Ins.	\$0		\$0		\$0		\$0	
Total P&I	\$1,527		\$2,028		\$1,340		\$1,300	
Index								
Margin								
LifeCap								
Scenario								
First Adj Cap								
First Adj Mos								
Adj Cap								
Adj Month								
HOA	\$50		\$50		\$50		\$50	
Haz Ins.	\$50		\$50		\$50		\$50	
Prop Taxes	\$195		\$195		\$195		\$195	
Other	\$0		\$0		\$0		\$0	
Pymt. Adjust.								
Adj Cap %								
Adj Cap (Mos)								
Recast Prd/Stop								
Max Balance								
PITI	\$1,822		\$2,323		\$1,635		\$1,596	
Term Reduction	\$100		\$100		\$100		\$100	
Total PITI	\$1,922		\$2,423		\$1,735		\$1,696	
Mo. Asset Accu.	N/A		N/A		N/A		N/A	
Asset Accum. Int. Rate	N/A		N/A		N/A		N/A	
Asset Accum. Open	N/A		N/A		N/A		N/A	

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.

