

APEX HOME LOANS, INC

"You're Home With Us"

Licensed in DC, MD, VA & RI,

Tel:(301) 474-7100 Fax:(301) 474-4444

Tax Bracket
33%

Prepared by
Craig Strent

Date prepared
7/27/2003

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

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.

Total Cost Analysis

John & Jane Jackson
5678 Midtown Lane
Anytown, VA 22333

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.*

		30 fixed	7/23	5/1 ARM	3/1 ARM
1st	Loan Amount	\$272,000	\$272,000	\$272,000	\$272,000
	Interest Rate	5.250%	4.625%	4.250%	3.875%
	Term (months)	360	360	360	360
	P&I	\$1,502	\$1,398	\$1,338	\$1,279
	MI	\$0	\$0	\$0	\$0
2nd	Loan Amount	\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00
	Interest Rate	7.500%	7.500%	7.500%	7.500%
	Term (months)	360	360	360	360
	P&I	\$357	\$357	\$357	\$357
Totals	Total Payment	\$1,859	\$1,755	\$1,695	\$1,636
	Net Savings	\$0	\$104	\$164	\$223

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	30 fixed	7/23	5/1 ARM	3/1 ARM
Total Payment	\$111,516	\$111,544	\$111,521	\$123,360
Principal Paid	\$24,098	\$33,335	\$38,690	\$40,398
Int / MI Paid	\$87,417	\$78,209	\$72,830	\$82,962
Balance Left	\$298,902	\$289,665	\$284,310	\$282,602
Closing & Pts.	\$7,500	\$7,500	\$7,500	\$7,500
Total Cost	\$94,917	\$85,709	\$80,330	\$90,462
Net Savings	\$0	\$9,208	\$14,587	\$4,455

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.*

	Equity Increase	30 fixed	7/23	5/1 ARM	3/1 ARM
1st	Reduction	\$0	\$104	\$164	\$223
	5 years	\$0	\$7,005	\$10,942	\$15,529
	10 years	\$0	\$15,829	\$24,470	\$42,604
	15 years	\$0	\$26,944	\$41,194	\$86,875
Totals	Debt Free in	0.0 yrs.	25.9 yrs.	24.2 yrs.	20.3 yrs.
	Interest Saved	\$0	\$36,125	\$46,065	\$204,259

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%	30 fixed	7/23	5/1 ARM	3/1 ARM
1st Mortgage	\$393	\$346	\$318	\$290
2nd Mortgage	\$105	\$105	\$105	\$105
Property Tax	\$99	\$99	\$99	\$99
Total Monthly	\$597	\$550	\$522	\$494
Net Savings	\$103	\$56	\$28	\$0

* NOTICE: Information provided is time-sensitive material. Rates, programs, fees and points are subject to change without notice. If you are applying for an Adjustable Rate Mortgage, payments and interest rates will change. Payments, interest rates, and loan balances are estimates only. Your amount may be different. This is not a loan commitment, nor is it a guarantee of any kind. This comparison is based solely on estimated figures and information available at the time of preparation.

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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.*

	30 fixed		7/23		5/1 ARM		3/1 ARM	
Value	\$340,000		\$340,000		\$340,000		\$340,000	
Equity (%)	20.000%	15.000%	20.000%	15.000%	20.000%	15.000%	20.000%	15.000%
	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.	1st Mtg.	2nd Mtg.
Loan Amount	\$272,000	\$51,000	\$272,000	\$51,000	\$272,000	\$51,000	\$272,000	\$51,000
Loan Type	Fixed	Fixed	Fixed	Fixed	Adjustable	Fixed	Adjustable	Fixed
Interest Rate	5.250%	7.500%	4.625%	7.500%	4.250%	7.500%	3.875%	7.500%
Term	360	360	360	360	360	360	360	360
Closing	\$7,500	\$0	\$7,500	\$0	\$7,500	\$0	\$7,500	\$0
Points	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Principal & Int.	\$1,502	\$357	\$1,398	\$357	\$1,338	\$357	\$1,279	\$357
Mtg. Ins.	\$0		\$0		\$0		\$0	
Total P&I	\$1,859		\$1,755		\$1,695		\$1,636	
Index					LIBOR		LIBOR	
Margin					2.250%		2.250%	
LifeCap					9.250%		9.875%	
Scenario					1		2	
First Adj Cap					5.000%		2.000%	
First Adj Per					60		35	
Adj Cap					2.000%		2.000%	
Adj Per					12		12	
HOA	\$0		\$0		\$0		\$0	
Haz Ins.	\$30		\$30		\$30		\$30	
Prop Taxes	\$300		\$300		\$300		\$300	
Other	\$0		\$0		\$0		\$0	
Total Fees	\$330		\$330		\$330		\$330	
Pymt. Adjust.								
Make Full Pymt?								
Adj Cap%								
Adj Period (Mos)								
Recast Pd/Stop								
Max Balance								
Total PITI	\$2,189		\$2,085		\$2,025		\$1,966	
Term Reduction	\$0		\$104		\$164		\$223	
PITI & Equity	\$2,189		\$2,189		\$2,189		\$2,189	
Asset A. IntRate	8.000%		8.000%		8.000%		8.000%	
Asset A. Open	\$0		\$0		\$0		\$0	

NOTES

OUR TOTAL COSTS ANALYSIS WILL HELP YOU BUILD YOUR FINANCIAL STRENGTH. WHEN SELECTING A MORTGAGE, THE MOST IMPORTANT DECISION IS CHOOSING THE RIGHT PROGRAM TO MEET YOUR NEEDS. DOING SO CAN MEAN SAVINGS THOUSANDS IN INTEREST PAYMENTS OVER THE LONG RUN. CALL TODAY & LET US SHOW YOU HOW TO MAXIMIZE THE BENEFITS OF OWNING A HOME.

CALL TODAY FOR YOUR FREE TOTAL COST ANALYSIS

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