

<b>Conventional Homebuyer Financing</b>		
<b>For 3595 S Bascom Ave #27</b>		
<b>Assumptions</b>	<b>Scenario "A"</b>	<b>Scenario "B"</b>
Purchase Price	\$399,500	\$399,500
Down Payment	\$20,000	\$20,000
Monthly HOA	\$214	\$214
Annual Gross Income	\$90,000	\$85,000
Monthly Debt	\$400	\$225
Estimated rental costs	\$1,100	\$1,000
Annual Appreciation Rate	14%	12%
<b>Loan Programs</b>		
Conventional 1st Loan	\$379,500	\$379,500
Total Loan Amount	\$379,500	\$379,500
<b>Monthly Payment</b>		
1st Loan	\$2,222	\$2,222
Private Mortgage Insurance	\$0	\$0
Taxes & HOA	\$630	\$630
Total Housing Expense	\$2,852	\$2,852
<b>Financial Analysis</b>		
Estimated income tax savings****	\$659	\$659
Rent vs. own monthly costs	\$1,092	\$1,192
Rent vs own w/appreciation	\$3,568	\$2,803
Monthly ROI equity rate	113%	86%
<b>Loan Information</b>		
Total Expenses	\$3,252	\$3,077
LTV 1st	95%	95%
LTV 2nd	0%	0%
3 month reserve funds	\$9,756	\$9,231
Debt to Income Ratio*	43.4%	43.4%
<b>Loan Costs &amp; Totals</b>		
Loan Points/Closing Costs	\$4,794	\$4,794
Total Payments	\$1,066,468	\$1,066,468
Total Interest	\$686,968	\$686,968
<b>Conventional Loan Details</b>		
Lender	Bank of America	
Loan Type	BofA 40 Yr Fixed	
Amortization	Fully amortized for 40 years	
Current Interest Rate	6.500%	
Terms 1st	480	
Doc Type	Full	
Points	1.00%	
Pre-Pay	None	

\* Lender qualification requirements include satisfactory Credit and Debt to Income Ratio

\*\* Interest only deferred payment loans for qualified first-time homebuyers *subject to availability*

\*\*\* Interest only deferred payment loan available to qualified first time homebuyers

\*\*\*\* Consult with CPA or tax specialist to accurately calculate your mortgage interest tax deduction