



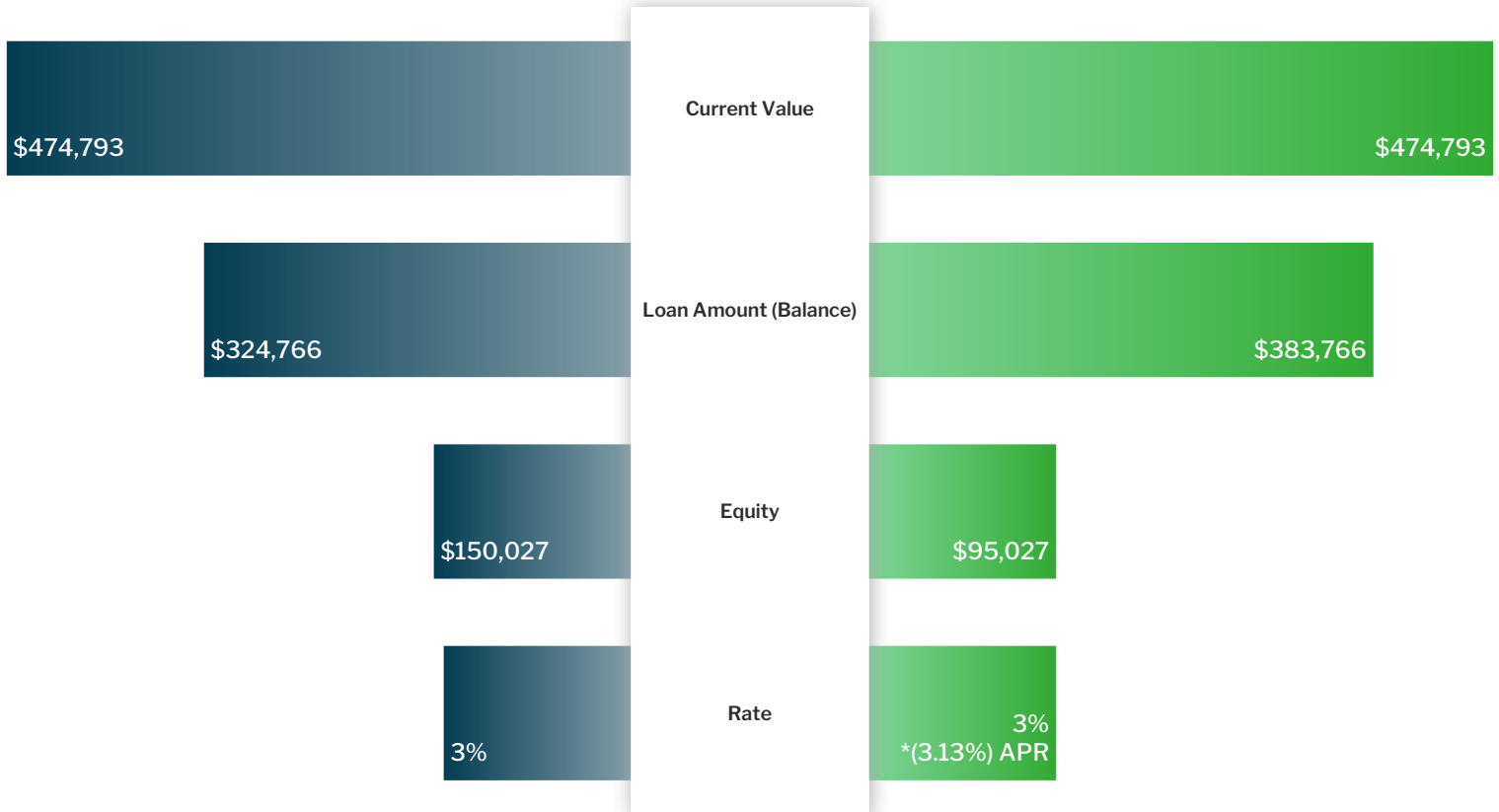
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## Debt Consolidation

Existing

Proposed



This is not a commitment to lend or extend credit. All loans are subject to credit approval including credit worthiness, insurability and ability to provide acceptable collateral. Not all loans or products are available in all states or counties.

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Loan and monthly payment buying scenarios used for informational purposes only and may not be specific to your situation. Rates expressed may not be available at this time. This document should not be construed as investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. APR of 3.041% assumes a 3.000% simple fixed interest rate assuming \$2,000 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$324,766 with 319 monthly payments at the assumed simple interest rate (Current as of 4/27/2021). \*Lender is not a tax consultation firm. Please seek advice from a tax professional. MLS Data provided by Listing Booster. Monthly expenses may or may not include condominium or HOA fees, if applicable; your payment may be greater.

## Loan Details Overview

	Existing	Proposed
Property Value	\$474,793	\$474,793
Loan Balance / Amount	\$324,766	\$383,766
Equity In Home	\$150,027	\$95,027
Cash-Out	-	\$55,000
Closing Costs	-	\$4,000
Est. Available Equity / at 75% LTV	\$150,027	\$-27,671
Loan Details	30 YR	30 Yr Conv. Fixed
Rate	3%	3%
APR	-	3.110%
Points	-	0 (\$0)
Mortgage Insurance	\$0	\$0
Additional MI Financing	-	\$0
Debt Balance	\$0	\$0
Debt Inclusion	-	\$0

## Payment Overview

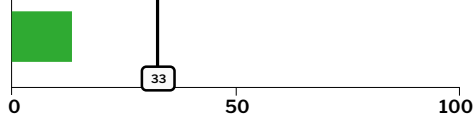
This compares the borrower's existing monthly mortgage payment and other obligations against the proposed loan with debt consolidation.

	Existing	Proposed
Principal & Interest	\$1,476	\$1,618
Taxes & Insurance	\$265	\$265
Installment	\$0	\$0
Revolving	\$0	\$0
Other	\$0	\$0
<b>Total</b>	<b>\$3,089</b>	<b>\$1,883</b>

13%

Under By  
\$2,737

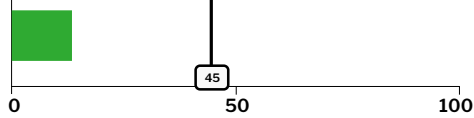
### Front Ratio



13%

Under By  
\$4,417

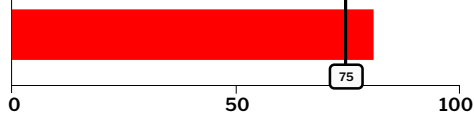
### Back Ratio



81%

Over By  
\$27,671

### LTV



**\$383,766**

LOAN AMOUNT

**01**

**\$1,883**

PITI


Monthly Savings

(LTV Exceeded!)

**\$1,206**

	Type	Balance	Payment
Chevy	Cash	\$25,000	\$578
Mastercard	Cash	\$15,000	\$400
Visa	Cash	\$15,000	\$370
<b>Total</b>		<b>\$55,000</b>	<b>\$1,348</b>
Included		\$0	\$0

**\$1,206** /Mo.  
Savings Applied Toward  
Principal



**13 Yrs. 11 Mos.**  
New Term

Saved Term: **12 Yrs. 8 Mos.**



**\$241,790**  
Increase in Net Worth

Cash Out: **\$55,000**



	Existing	Proposed	Amortization Gained	Saved Term
Current Balance	\$324,766	\$383,766		
Debts	\$0			
Remaining Term	26 Yrs. 7 Mos.	13 Yrs. 11 Mos.		12 Yrs. 8 Mos.
Payments	319	167		152
Amortization Gained After 5 Yrs	\$43,101	\$120,539	<b>\$77,438</b>	
Amortization Gained After 10 Yrs	\$93,168	\$260,560	<b>\$167,391</b>	
Amortization Gained After 13 Yrs. 11 Mos.	\$137,976	\$383,766	<b>\$245,790</b>	
Balance After 13 Yrs. 11 Mos.	\$241,790	\$0	 <p><b>\$241,790</b> Increase in Net Worth</p>	