



Kim Crea

NMLS ID #194345 CO:100010108
 kim.crea@dkmortgage.com
 Draper and Kramer Mortgage Corp. | 10303 E. Dry Creek Road, Suite 100, Englewood, CO, 80112
<https://dkmortgage.com/crea/>
 Cell: (303) 884-8072 | Work: (720) 812-5022 | Fax: (630) 261-3818



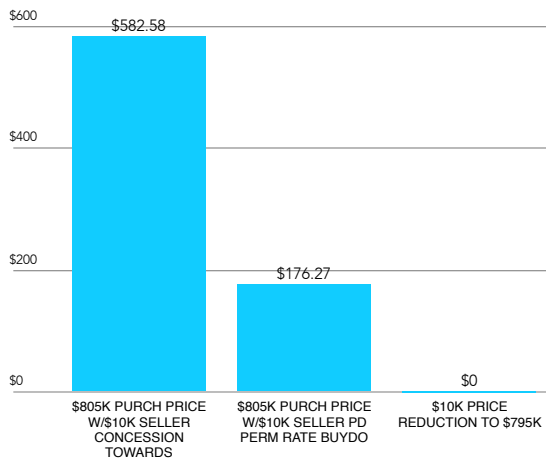
This analysis shows how a \$10k seller concession can be applied to a Buydown, permanent rate buydown, or price reduction. If the loan is paid off in the first 2 years, any pre-paid interest remaining with the 2/1 Buydown payoff. With the permanent rate buydown, there are no refunds paid at closing.

42339 Forest Oaks Dr-10k - Summary

	\$805k purch price w/\$10k seller concession towards	\$805k purch price w/\$10k seller pd perm rate buydo
Purchase Price:	\$805,000	\$805,000
Loan Amount:	\$724,500	\$724,500
Interest Rate:	5.500%	6.375%
APR:	*7.349%	*6.512%
Term (mos):	360	360
Payment:	\$4,892.02	\$5,298.33
Cash To Close:	\$88,446.92	\$88,533.76
	\$582.58	\$176.27
Monthly Savings	147.900%	124.680%
1st Total Interest	\$295,047.14	\$280,929.10
Percentage:		
1st Loan 5 yr Cost:	\$6,912	\$9,158
Savings (36 mths):	30.00 yrs	30.00 yrs

Monthly Payment Difference

MONTHLY PAYMENT DIFFERENCE



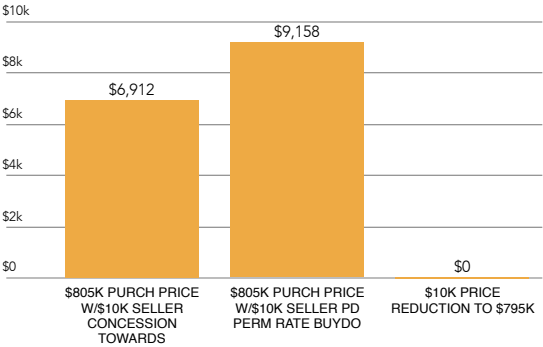
	\$805k purch price w/\$10k seller c...	\$805k purch price w/\$10k seller p...
Loan Amount:	\$724,500	\$724,500
Interest Rate:	5.500%	6.375%
*APR:	7.349%	6.512%
Amortization Type:	ARM	Fixed
Term (mos):	360	360
Mtg Insurance:	\$96.60	\$96.60
Payment:	\$4,892.02	\$5,298.33

Property Appreciation: 4% Tax Bracket: 0%

This section overviews an estimate of your monthly payments for each prospective mortgage payment may include all applicable taxes and insurance.

36 Months Analysis

SAVINGS OVER 36 MONTHS

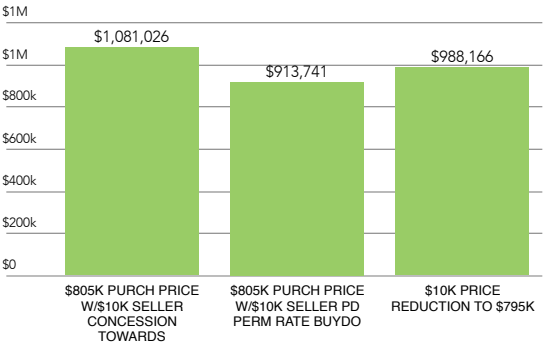


	\$805k purch price w/\$10k seller c...	\$805k purch price w/\$10k seller p...
Total P&I Pmt:	\$164,592	\$162,718
Principal Paid:	\$26,087	\$26,544
Balance Remain:	\$698,413	\$697,956
Int & MI Paid:	\$142,529	\$140,284
Closing/Points:	\$3,304	\$3,304
Total Cost:	\$145,833	\$143,588
	\$6,912	\$9,158

This section overviews an estimate of short term payments for each prospective mortgage p

30 Years Analysis

INTEREST AND MI PAID IN 30 YEARS



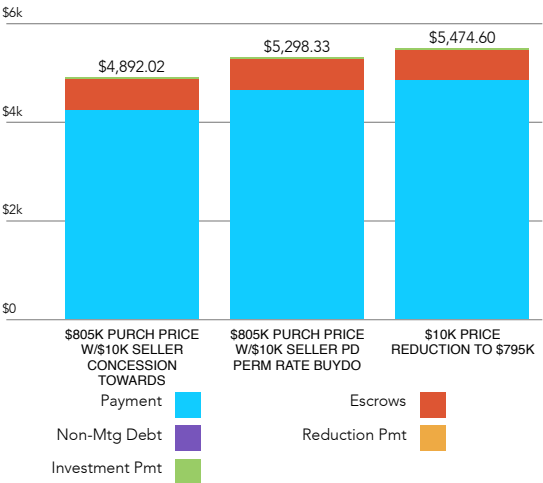
	\$805k purch price w/\$10k seller c...	\$805k purch price w/\$10k seller p...
Home Value:	\$2,610,935	\$2,610,935
Loan Balance:	\$0	\$0
Equity:	\$2,610,935	\$2,610,935
Total Principal:	\$724,500	\$724,500
Total PITI:	\$2,050,425	\$1,883,053
	\$1,081,026	\$913,741

Property Appreciation: 4% Tax Bracket: 0%

This section overviews an estimate of your long term payments for each prospective mortga

Payment Breakdown

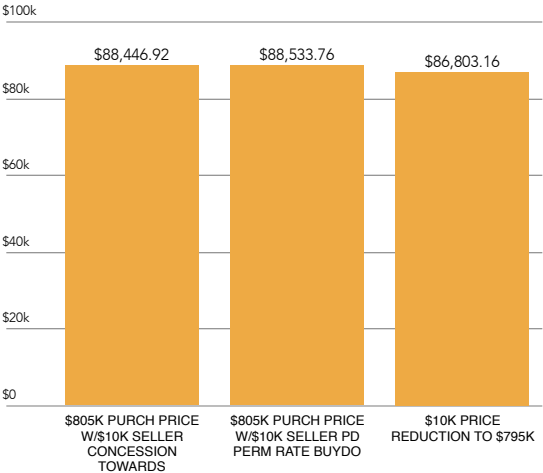
PAYMENT BREAKDOWN



	\$805k purch price w/\$10k seller c...	\$805k purch price w/\$10k seller p...
Price/Value:	\$805,000	\$805,000
P&I (1st):	\$4,113.63	\$4,519.94
Property Tax:	\$405.00	\$405.00
Hazard Ins:	\$234.79	\$234.79
Mtg Insurance:	\$96.60	\$96.60
Monthly Payment:	\$4,850.02	\$5,256.33
HOA:	\$42.00	\$42.00
Non-Mtg Debt	\$0.00	\$0.00
Other	\$0.00	\$0.00
Reduction Pmt:	\$0.00	\$0.00
Investment Pmt:	\$4,892.02	\$5,298.33

Closing Costs

TOTAL CASH TO CLOSE



	\$805k purch price w/\$10k seller c...	\$805k purch price w/\$10k seller p...
Down Pmt/Equity:	\$80,500.00	\$80,500.00
Loan To Value:	90.000%	90.000%
APR Costs:	\$2,324.86	\$2,411.70
Non-APR Costs:	\$1,525.00	\$1,525.00
Points:	\$0.00	\$0.00
UFMIP/FF/GF/SP:	\$4,097.06	\$4,097.06
Prepays:	\$1,707.00	\$1,707.00
Contributions:	\$0.00	\$0.00
Earnest Money:	\$88,446.92	\$88,533.76
UFMIP - FHA Upfront MIP; FF - VA Funding Fee; GF - USDA Guarantee Fee; SP - Single Prer		

Reinvestment

	\$805k purch price w/\$10k seller concession towards	\$805k purch price w/\$10k seller pd perm rate buydo	\$10k price reducti
Monthly Savings:	\$582.58	\$176.27	\$0.0
Loan Position:	1st	1st	1st
Loan Amount:	\$724,500	\$724,500	\$715,500
Interest Rate:	5.500%	6.375%	6.875%
PITI	\$4,892.02	\$5,298.33	\$5,474.00
	\$0.00	\$0.00	\$0.0
Reduction Pmt:	30.00 yrs	30.00 yrs	30.00
Freedom Point:	8.25 yrs	9.08 yrs	9.58 yrs
MI Cut-off:	\$0	\$0	\$0
Loan Bal. 30 yrs	\$0	\$0	\$0
Savings Balance:	\$88,446.92	\$88,533.76	\$86,803.16
Cash To Close:	\$0	\$0	\$0
Savings Start:	0.00%	0.00%	0.00%
	\$0.00	\$0.00	\$0.0
Savings Rate %:	\$0	\$0	\$0
Savings Pmt:	\$0	\$0	\$0
Savings 30 yrs	0.00%	0.00%	0.00%
Investment Bal:	\$0.00	\$0.00	\$0.0
Rate of Return %:	\$0	\$0	\$0
Investment Pmt:	\$0	\$0	\$0
Investment 30 yrs	NO	NO	NO

Fee Detail - \$805k purch price w/\$10k seller concession towards				
FEE	TOTAL	PAID BY	APR FEE	PREP
Hazard Insurance Reserves:	\$469.58	Borrower		
Hazard Insurance Premium:	\$2,817.50	Borrower		
Appraisal Fee:	\$650	Borrower		
Application Fee:	\$1,279	Borrower	YES	
Lender's Title Insurance:	\$500	Borrower		
Owners Title Insurance:	\$1,707	Seller		
Recording Fees:	\$175	Borrower		
Settlement Fee:	\$500	Borrower	YES	
Title Endorsement:	\$200	Borrower		
State Deed Tax Stamp:	\$0	Borrower		
Taxes Reserves:	\$810	Borrower		

Points:	Prepaid Interest:	UFMIP/FF/GF/SP:	Borrower Paid:	Lender Paid:	Seller Paid:
\$0.00	\$545.86	\$0.00	\$7,946.94	\$0.00	\$1,707.00

Fee Detail - \$805k purch price w/\$10k seller pd perm rate buydo				
FEE	TOTAL	PAID BY	APR FEE	PREP
Hazard Insurance Reserves:	\$469.58	Borrower		
Hazard Insurance Premium:	\$2,817.48	Borrower		
Appraisal Fee:	\$650	Borrower		
Application Fee:	\$1,279	Borrower	YES	
Lender's Title Insurance:	\$500	Borrower		
Owners Title Insurance:	\$1,707	Seller		
Recording Fees:	\$175	Borrower		
Settlement Fee:	\$500	Borrower	YES	
Title Endorsement:	\$200	Borrower		
State Deed Tax Stamp:	\$0	Borrower		
Taxes Reserves:	\$810	Borrower		

Points:	Prepaid Interest:	UFMIP/FF/GF/SP:	Borrower Paid:	Lender Paid:	Seller Paid:
\$0.00	\$632.70	\$0.00	\$8,033.76	\$0.00	\$1,707.00

Fee Detail - \$10k price reduction to \$795k

FEE	TOTAL	PAID BY	APR FEE	PREP
Hazard Insurance Reserves:	\$463.76	Borrower		
Hazard Insurance Premium:	\$2,782.56	Borrower		
Appraisal Fee:	\$650	Borrower		
Application Fee:	\$1,279	Borrower	YES	
Lender's Title Insurance:	\$500	Borrower		
Owners Title Insurance:	\$1,707	Seller		
Recording Fees:	\$175	Borrower		
Settlement Fee:	\$500	Borrower	YES	
Title Endorsement:	\$200	Borrower		
State Deed Tax Stamp:	\$79	Borrower		

Points:	Prepaid Interest:	UFMIP/FF/GF/SP:	Borrower Paid:	Lender Paid:	Seller Paid:
\$0.00	\$673.84	\$0.00	\$7,303.16	\$0.00	\$1,707.00

* DISCLOSURE: 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 an currently available loan programs and (iv) information and assumptions discussed with your advisor, all of which might change over time.