



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

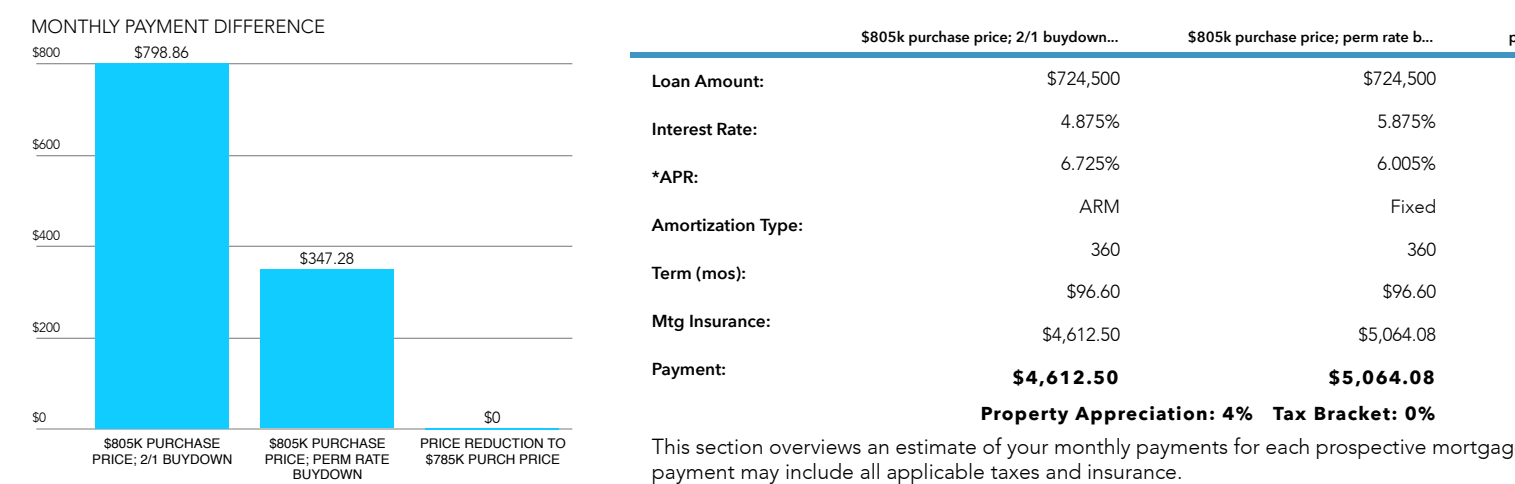


This analysis shows how a \$20k seller concession can be applied as a permanent rate buydown, or price reduction.

42339 Forest Oaks Drive - Summary

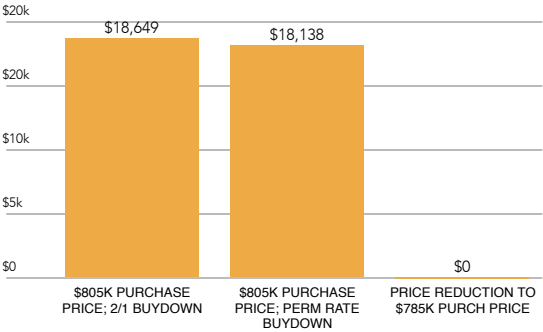
	\$805k purchase price; 2/1 buydown	\$805k purchase price; perm rate buydown	price reduction to \$785k purchase price
Purchase Price:	\$805,000	\$805,000	\$20,000
Loan Amount:	\$724,500	\$724,500	\$20,000
Interest Rate:	4.875%	5.875%	0.005%
APR:	*6.725%	*6.005%	0.005%
Term (mos):	360	360	360
Payment:	\$4,612.50	\$5,064.08	\$4,612.50
Cash To Close:	\$85,647.91	\$88,564.65	\$2,916.74
Monthly Savings	\$798.86	\$347.28	\$451.58
1st Total Interest Percentage:	132.680%	113.030%	19.650%
1st Loan 5 yr Cost:	\$277,113.97	\$266,904.97	\$10,208.99
Savings (36 mths):	\$18,649	\$18,138	\$511
	30.00 yrs	30.00 yrs	30.00 yrs

Monthly Payment Difference



36 Months Analysis

SAVINGS OVER 36 MONTHS

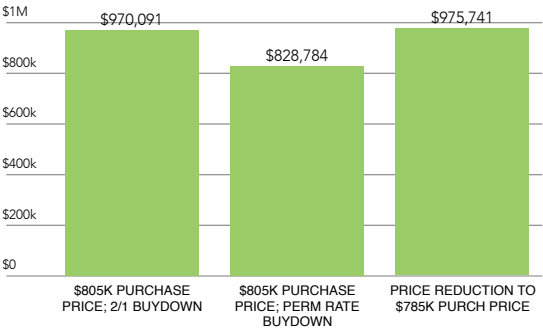


	\$805k purchase price; 2/1 buydown...	\$805k purchase price; perm rate b...	P
Total P&I Pmt:	\$154,021	\$154,285	
Principal Paid:	\$29,150	\$29,002	
Balance Remain:	\$695,350	\$695,498	
Int & MI Paid:	\$128,833	\$129,344	
Closing/Points:	\$3,385	\$3,385	
Total Cost:	\$132,217	\$132,728	
	\$18,649	\$18,138	

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

30 Years Analysis

INTEREST AND MI PAID IN 30 YEARS



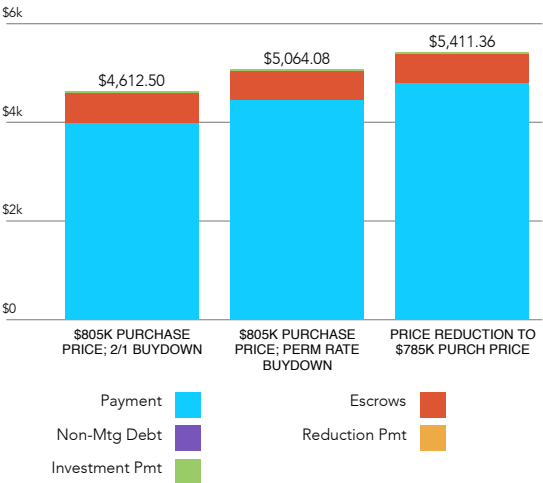
	\$805k purchase price; 2/1 buydown...	\$805k purchase price; perm rate b...	P
Home Value:	\$2,610,935	\$2,610,935	
Loan Balance:	\$0	\$0	
Equity:	\$2,610,935	\$2,610,935	
Total Principal:	\$724,500	\$724,500	
Total PITI:	\$1,939,552	\$1,798,146	
	\$970,091	\$828,784	

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 purchase price; 2/1 buydown...	\$805k purchase price; perm rate b...	P
Price/Value:	\$805,000	\$805,000	
P&I (1st):	\$3,834.11	\$4,285.69	
Property Tax:	\$405.00	\$405.00	
Hazard Ins:	\$234.79	\$234.79	
Mtg Insurance:	\$96.60	\$96.60	
Monthly Payment:	\$4,570.50	\$5,022.08	
HOA:	\$0.00	\$0.00	
Non-Mtg Debt	\$0.00	\$0.00	
Other	\$0.00	\$0.00	
Reduction Pmt:	\$0.00	\$0.00	
Investment Pmt:	\$4,612.50	\$5,064.08	

Closing Costs

TOTAL CASH TO CLOSE



	\$805k purchase price; 2/1 buydown...	\$805k purchase price; perm rate b...	F
Down Pmt/Equity:	\$80,500.00	\$80,500.00	
Loan To Value:	90.000%	90.000%	
APR Costs:	\$2,262.83	\$2,362.07	
Non-APR Costs:	\$1,605.50	\$1,605.50	
Points:	\$0.00	\$0.00	
UFMIP/FF/GF/SP:	\$1,279.58	\$4,097.08	
Prepays:	\$4,524.48	\$1,707.00	
Contributions:	\$0.00	\$0.00	
Earnest Money:	\$85,647.91	\$88,564.65	
UFMIP - FHA Upfront MIP; FF - VA Funding Fee; GF - USDA Guarantee Fee; SP - Single Pre			

Reinvestment

	\$805k purchase price; 2/1 buydown	\$805k purchase price; perm rate buydown	price reduction to \$7
Monthly Savings:	\$798.86	\$347.28	\$0.0
Loan Position:	1st	1st	1st
Loan Amount:	\$724,500	\$724,500	\$706,5
Interest Rate:	4.875%	5.875%	6.875
PITI	\$4,612.50	\$5,064.08	\$5,411
Reduction Pmt:	\$0.00	\$0.00	\$0.0
Freedom Point:	30.00 yrs	30.00 yrs	30.00
MI Cut-off:	7.67 yrs	8.58 yrs	9.58 y
Loan Bal. 30 yrs	\$0	\$0	\$0
Savings Balance:	\$85,647.91	\$88,564.65	\$86,56
Cash To Close:	\$0	\$0	\$0
Savings Start:	0.00%	0.00%	0.00'
Savings Rate %:	\$0.00	\$0.00	\$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	NC

Fee Detail - \$805k purchase price; 2/1 buydown

FEE	TOTAL	PAID BY	APR FEE	PREP
Hazard Insurance Premium:	\$2,817.50	Seller		
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:	\$80.50	Borrower		
Hazard Insurance Reserves:	\$469.58	Borrower		
Taxes Reserves:	\$810	Borrower		

Points:	Prepaid Interest:	UFMIP/FF/GF/SP:	Borrower Paid:	Lender Paid:	Seller Paid:
\$0.00	\$483.83	\$0.00	\$5,147.91	\$0.00	\$4,524.50

Fee Detail - \$805k purchase price; perm rate buydown

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:	\$80.50	Borrower		
Taxes Reserves:	\$810	Borrower		

Points:	Prepaid Interest:	UFMIP/FF/GF/SP:	Borrower Paid:	Lender Paid:	Seller Paid:
\$0.00	\$583.07	\$0.00	\$8,064.65	\$0.00	\$1,707.00

Fee Detail - price reduction to \$785k purch price

FEE	TOTAL	PAID BY	APR FEE	PREP
Hazard Insurance Reserves:	\$457.92	Borrower		
Hazard Insurance Premium:	\$2,747.52	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:	\$78.50	Borrower		
Taxes Reserves:	\$810	Borrower		

Points:	Prepaid Interest:	UFMIP/FF/GF/SP:	Borrower Paid:	Lender Paid:	Seller Paid:
\$0.00	\$665.37	\$0.00	\$8,063.31	\$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.