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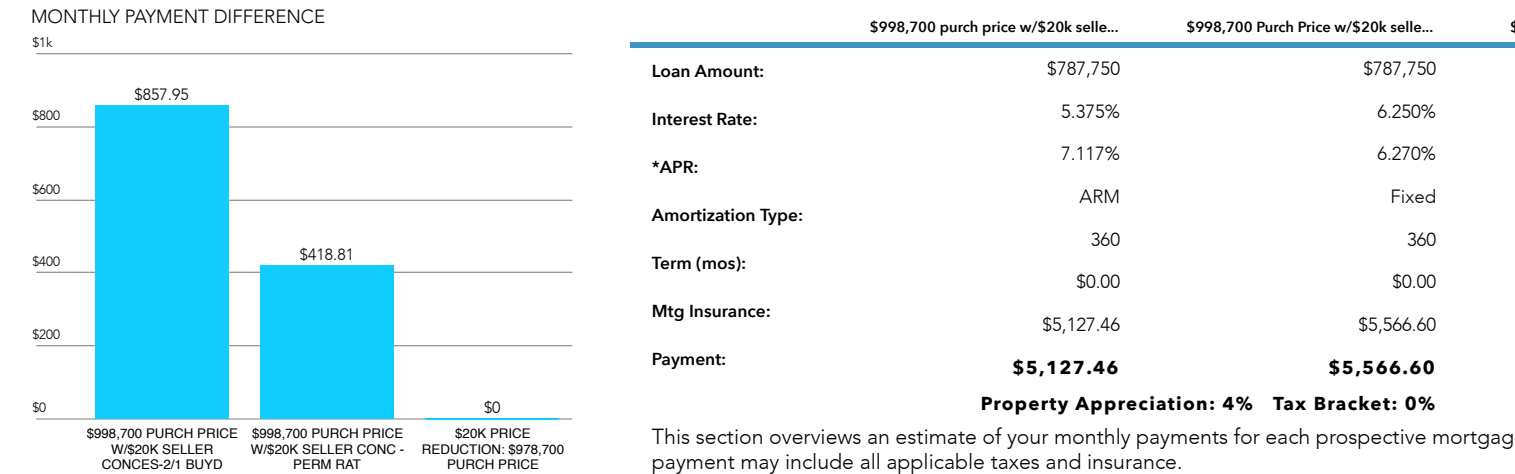


This analysis shows how \$20k in seller concessions can be used for a permanent rate buydown, or price reduction. If refinanced with prefunded interest on the buydown is applied towards the principal

42309 Kingsmill Cir - Summary

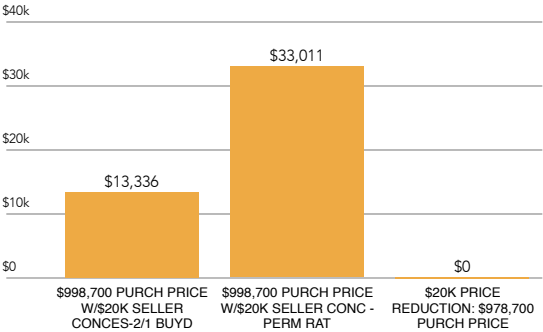
	\$998,700 purch price w/\$20k seller conces-2/1 buyd	\$998,700 Purch Price w/\$20k seller conc - perm rat	\$20k price reduction
Purchase Price:	\$998,700	\$998,700	
Loan Amount:	\$787,750	\$787,750	
Interest Rate:	5.375%	6.250%	
APR:	*7.117%	*6.270%	
Term (mos):	360	360	
Payment:	\$5,127.46	\$5,566.60	
Cash To Close:	\$219,239.06	\$218,675.37	
	\$857.95	\$418.81	
Monthly Savings	144.770%	121.680%	
1st Total Interest	\$309,816.28	\$294,482.49	
Percentage:			
1st Loan 5 yr Cost:	\$13,336	\$33,011	
Savings (60 mth):	30.00 yrs	30.00 yrs	

Monthly Payment Difference



60 Months Analysis

SAVINGS OVER 60 MONTHS

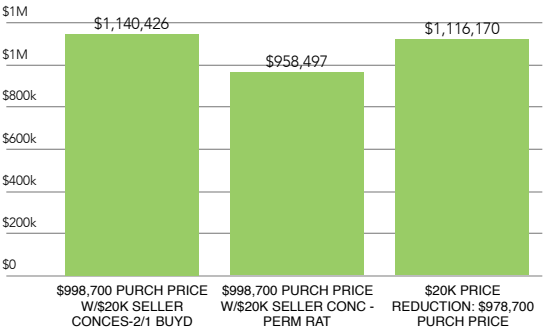


	\$998,700 purch price w/\$20k seller conc	\$998,700 Purch Price w/\$20k seller conc
Total P&I Pmt:	\$306,371	\$291,019
Principal Paid:	\$48,145	\$52,486
Balance Remain:	\$739,605	\$735,264
Int & MI Paid:	\$258,343	\$238,668
Closing/Points:	\$3,329	\$3,329
Total Cost:	\$261,672	\$241,997
	\$13,336	\$33,011

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

30 Years Analysis

INTEREST IN 30 YEARS



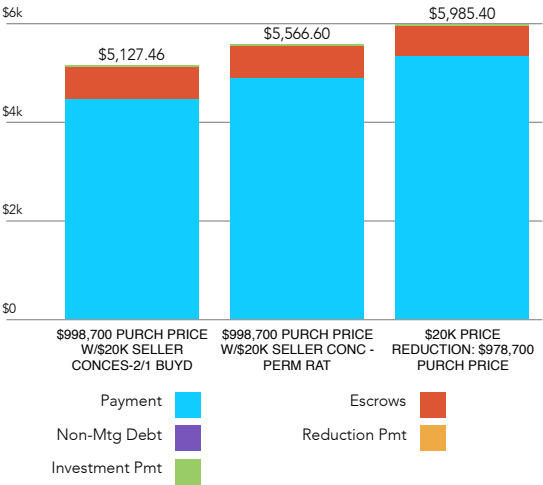
	\$998,700 purch price w/\$20k seller conc	\$998,700 Purch Price w/\$20k seller conc
Home Value:	\$3,239,181	\$3,239,181
Loan Balance:	\$0	\$0
Equity:	\$3,239,181	\$3,239,181
Total Principal:	\$787,750	\$787,750
Total PITI:	\$2,185,923	\$2,003,975
	\$1,140,426	\$958,497

Property Appreciation: 4% Tax Bracket: 0%

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

Payment Breakdown

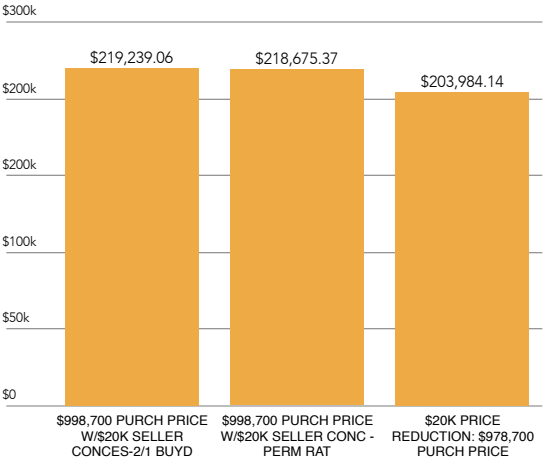
PAYMENT BREAKDOWN



	\$998,700 purch price w/\$20k seller conc	\$998,700 Purch Price w/\$20k seller conc
Price/Value:	\$998,700	\$998,700
P&I (1st):	\$4,411.17	\$4,850.31
Property Tax:	\$383.00	\$383.00
Hazard Ins:	\$291.29	\$291.29
Mtg Insurance:	\$0.00	\$0.00
Monthly Payment:	\$5,085.46	\$5,524.60
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:	\$5,127.46	\$5,566.60

Closing Costs

TOTAL CASH TO CLOSE



	\$998,700 purch price w/\$20k selle...	\$998,700 Purch Price w/\$20k selle...	\$
Down Pmt/Equity:	\$210,950.00	\$210,950.00	
Loan To Value:	78.880%	78.880%	
APR Costs:	\$1,620.00	\$1,638.89	
Non-APR Costs:	\$1,825.00	\$1,825.00	
Points:	\$0.00	\$0.00	
UFMIP/FF/GF/SP:	\$0.00	\$0.00	
Prepays:	\$4,844.06	\$4,844.06	
Contributions:	\$0.00	\$0.00	
Earnest Money:	\$219,239.06	\$218,675.37	
UFMIP - FHA Upfront MIP; FF - VA Funding Fee; GF - USDA Guarantee Fee; SP - Single Pre			

Reinvestment

	\$998,700 purch price w/\$20k seller conces-2/1 buyd	\$998,700 Purch Price w/\$20k seller conc - perm rat	\$20k price reduction: \$9
Monthly Savings:	\$857.95	\$418.81	\$0.0
Loan Position:	1st	1st	1st
Loan Amount:	\$787,750	\$787,750	\$782,5
Interest Rate:	5.375%	6.250%	7.125
PITI	\$5,127.46	\$5,566.60	\$5,985
Reduction Pmt:	\$0.00	\$0.00	\$0.0
Freedom Point:	30.00 yrs	30.00 yrs	30.00
MI Cut-off:	\$0	\$0	\$0
Loan Bal. 30 yrs	\$0	\$0	\$0
Savings Balance:	\$219,239.06	\$218,675.37	\$203,91
Cash To Close:	\$0	\$0	\$0
Savings Start:	0.00%	0.00%	0.00'
Savings Rate %:	\$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	NC

Payment Stream 1 - \$998,700 purch price w/\$20k seller conces-2/1 buyd		
NUMBER OF PAYMENTS	PAYMENT AMOUNT	INTEREST RATE
12	\$4,411.17	5.375%
12	\$4,902.91	6.375%
335	\$5,405.62	7.375%
1	\$5,408.03	7.375%

Payment Stream 1 - \$998,700 Purch Price w/\$20k seller conc - perm rat		
NUMBER OF PAYMENTS	PAYMENT AMOUNT	INTEREST RATE
359	\$4,850.31	6.250%
1	\$4,850.53	6.250%

Payment Stream 1 - \$20k price reduction: \$978,700 Purch Price		
NUMBER OF PAYMENTS	PAYMENT AMOUNT	INTEREST RATE
359	\$5,274.95	7.125%
1	\$5,270.58	7.125%

Fee Detail - \$998,700 purch price w/\$20k seller conces-2/1 buyd				
FEE	TOTAL	PAID BY	APR FEE	PREP
Appraisal Fee:	\$650	Borrower		
Application Fee:	\$1,279	Borrower	YES	
Closing Protection Letter:	\$25	Borrower	YES	
Commitment Fee:	\$200	Borrower	YES	
Lender's Title Insurance:	\$625	Borrower		
Recording Fees:	\$175	Borrower		
Settlement Fee:	\$275	Borrower		
State Deed Tax Stamp:	\$100	Borrower		
Hazard Insurance Reserves:	\$582.57	Borrower		
Hazard Insurance Premium:	\$3,495.45	Borrower		
Taxes Reserves:	\$766	Borrower		

Points:	Prepaid Interest:	UFMIP/FF/GF/SP:	Borrower Paid:	Lender Paid:	Seller Paid:
\$0.00	\$116.00	\$0.00	\$8,289.02	\$0.00	\$0.00

### Fee Detail - \$998,700 Purch Price w/\$20k seller conc - perm rat

FEE	TOTAL	PAID BY	APR FEE	PREP
<b>Appraisal Fee:</b>	\$650	Borrower		
<b>Application Fee:</b>	\$1,279	Borrower	YES	
<b>Closing Protection Letter:</b>	\$25	Borrower	YES	
<b>Commitment Fee:</b>	\$200	Borrower	YES	
<b>Lender's Title Insurance:</b>	\$625	Borrower		
<b>Recording Fees:</b>	\$175	Borrower		
<b>Settlement Fee:</b>	\$275	Borrower		
<b>State Deed Tax Stamp:</b>	\$100	Borrower		
<b>Hazard Insurance Premium:</b>	\$3,495.48	Borrower		
<b>Taxes Reserves:</b>	\$766	Borrower		

<b>Points:</b>	<b>Prepaid Interest:</b>	<b>UFMIP/FF/GF/SP:</b>	<b>Borrower Paid:</b>	<b>Lender Paid:</b>	<b>Seller Paid:</b>
\$0.00	\$134.89	\$0.00	\$7,725.37	\$0.00	\$0.00

### Fee Detail - \$20k price reduction: \$978,700 Purch Price

FEE	TOTAL	PAID BY	APR FEE	PREP
<b>Appraisal Fee:</b>	\$650	Borrower		
<b>Application Fee:</b>	\$1,279	Borrower	YES	
<b>Closing Protection Letter:</b>	\$25	Borrower	YES	
<b>Commitment Fee:</b>	\$200	Borrower	YES	
<b>Lender's Title Insurance:</b>	\$625	Borrower		
<b>Recording Fees:</b>	\$175	Borrower		
<b>Settlement Fee:</b>	\$275	Borrower		
<b>State Deed Tax Stamp:</b>	\$100	Borrower		
<b>Hazard Insurance Reserves:</b>	\$570.90	Borrower		
<b>Hazard Insurance Premium:</b>	\$3,425.40	Borrower		
<b>Taxes Reserves:</b>	\$766	Borrower		

<b>Points:</b>	<b>Prepaid Interest:</b>	<b>UFMIP/FF/GF/SP:</b>	<b>Borrower Paid:</b>	<b>Lender Paid:</b>	<b>Seller Paid:</b>
\$0.00	\$152.84	\$0.00	\$8,244.14	\$0.00	\$0.00

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