



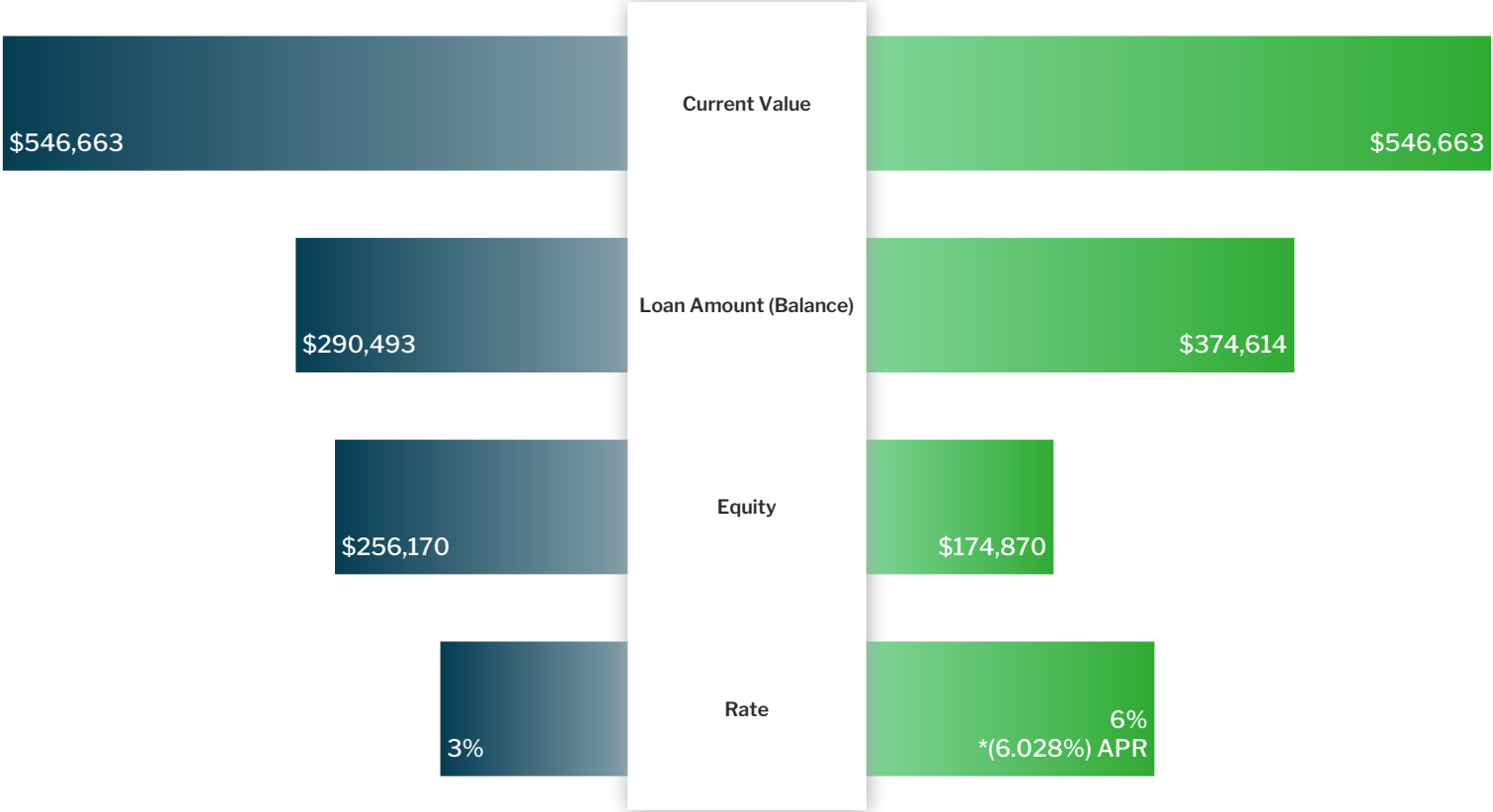
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# Debt Consolidation

Existing

Proposed



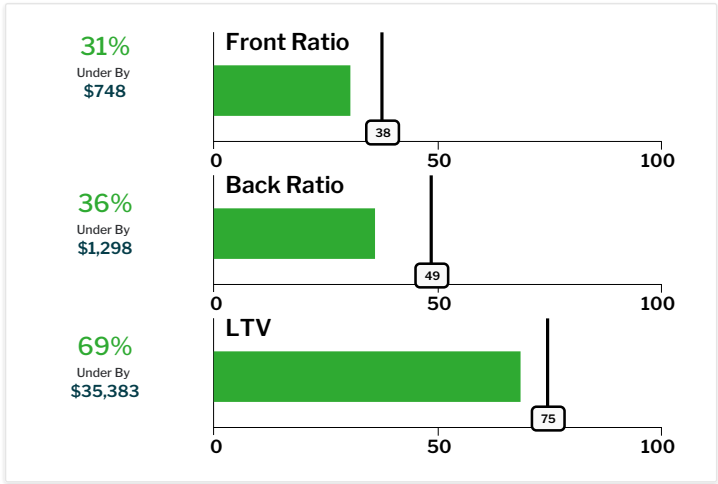
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Loan and monthly payment buying scenarios used for informational purposes only and may not be specific to your situation. Rates expressed may not be available at this time. This document should not be construed as investment or mortgage advice or a 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 6.028 assumes a 6% simple fixed interest rate assuming \$2,461 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$374,614 with 360 monthly payments at the assumed simple interest rate (Current as of 9/2/2022). \*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	\$546,663	\$546,663
Loan Balance / Amount	\$290,493	\$374,614
Equity In Home	\$256,170	\$174,870
Cash-Out	-	\$0
Closing Costs	-	\$2,821
Est. Available Equity / at 75% LTV	\$256,170	\$35,383
Loan Details	30 YR	30 Yr Conv. Fixed
Rate	3%	6%
APR	-	6.028%
Points	-	0 (\$0)
Mortgage Insurance	\$121	\$0
Additional MI Financing	-	\$0
Debt Balance	\$116,300	\$35,000
Debt Inclusion	-	\$81,300

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	\$1,328	\$2,246
Taxes & Insurance	\$927	\$806
Installment	\$550	\$550
Revolving	\$2,026	\$0
Other	\$0	\$0
Total	\$4,831	\$3,602





\$374,614

LOAN AMOUNT

01

\$3,052

PITI

Monthly Savings


\$1,229

	Type	Balance	Payment
Mastercard	Revolving	\$5,000	\$125
Mastercard	Revolving	\$15,000	\$375
Visa	Revolving	\$20,000	\$467
Visa	Revolving	\$8,000	\$220
Discover	Revolving	\$12,000	\$280
Department Store Card	Revolving	\$4,500	\$135
Gas Card	Revolving	\$1,800	\$62
American Express	Revolving	\$15,000	\$362
Avg 2020 Car Debt	Installment	\$35,000	\$550
Total		\$116,300	\$2,576
Included		\$81,300	\$2,026

\$1,229

/Mo.


Savings Applied Toward Principal



13 Yrs.


New Term

Saved Term: 13 Yrs. 4 Mos.



\$175,318

Increase in Net Worth



	Existing	Proposed	Amortization Gained	Saved Term
Current Balance	\$290,493	\$374,614		
Debts	\$116,300	\$35,000		
Remaining Term	26 Yrs. 4 Mos.	13 Yrs.		13 Yrs. 4 Mos.
Payments	316	156		160
Amortization Gained After 5 Yrs	\$39,084	\$111,767	\$72,683	
Amortization Gained After 10 Yrs	\$84,484	\$262,523	\$178,039	
Amortization Gained After 13 Yrs.	\$115,175	\$374,614	\$259,439	
Balance After 13 Yrs.	\$175,318	\$0	<div><div>\$175,318</div><div>Increase in Net Worth</div><div></div></div>	