

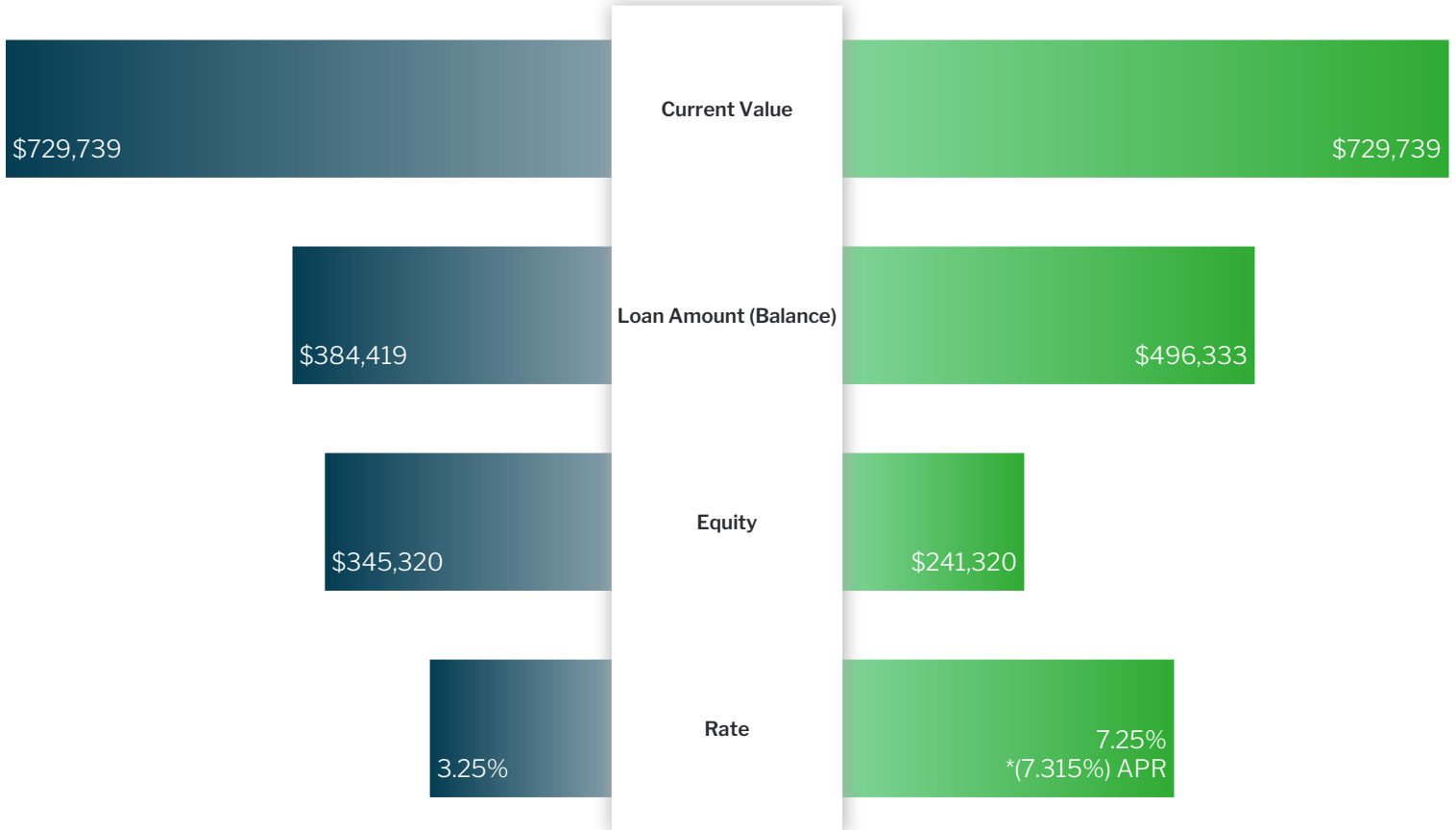


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Debt Consolidation

Existing

Proposed

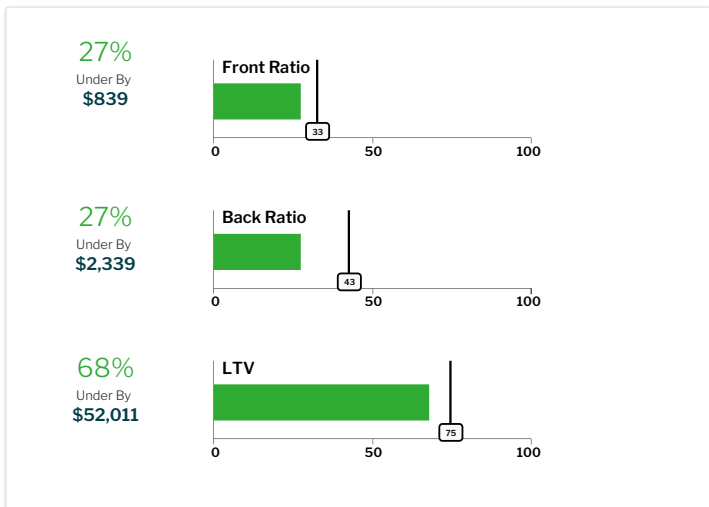


Loan Details Overview	Existing	Proposed
Property Value	\$729,739	\$729,739
Loan Balance / Amount	\$384,419	\$496,333
Equity In Home	\$345,320	\$241,320
Cash-Out	-	\$0
Closing Costs	-	\$3,000
Est. Available Equity / at 75% LTV	\$345,320	\$50,971
Loan Details	30 YR	30 Yr Conv. Fixed
Rate	3.25%	7.25%
APR	-	7.315%
Points	-	1 (\$4,914)
Mortgage Insurance	\$0	\$0
Additional MI Financing	-	\$0
Debt Balance	\$104,000	\$0
Debt Inclusion	-	\$104,000

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	\$1,741	\$3,386
Taxes & Insurance	\$725	\$725
Installment	\$1,044	\$0
Revolving	\$2,000	\$0
Other	\$0	\$0
Total	\$5,510	\$4,111



\$496,333
LOAN AMOUNT

01

\$4,111
PITI

Monthly Savings

\$1,399

	Type	Balance	Payment
Mastercard	Revolving	\$20,000	\$660
Visa	Revolving	\$20,000	\$660
Discover	Revolving	\$10,000	\$380
Macy's	Revolving	\$6,000	\$300
Auto Loan	Installment	\$48,000	\$1,044
Total		\$104,000	\$3,044
Included		\$104,000	\$3,044

Savings Table

Savings applied toward principal

\$1,399 /Mo.

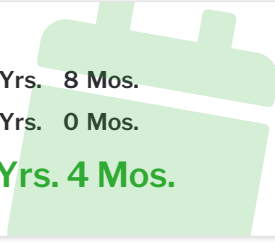


Term

New: **13 Yrs. 8 Mos.**

Existing: **28 Yrs. 0 Mos.**

Saved 14 Yrs. 4 Mos.



Payments

New: **164**

Existing: **336**

Saved 172 Payments



	Existing	Proposed	Savings
Current Mortgage Balance	\$ 384,419	\$ 496,333	
Debts	\$ 104,000	\$ 0	
Remaining Mortgage Balance +	\$ 338,694	\$ 367,614	
Current Unconsolidated Revolving Balance	\$ 56,000	\$ 0	
After 5 Yrs	\$394,694	\$ 367,614	+\$ 27,080
Remaining Mortgage Balance +	\$ 284,913	\$ 182,858	
Current Unconsolidated Revolving Balance	\$ 56,000	\$ 0	
After 10 Yrs	\$ 340,913	\$ 182,858	+\$ 158,055
Remaining Mortgage Balance +	\$ 239,541	\$ 0	
Current Unconsolidated Revolving Balance	\$ 56,000	\$ 0	
13 Yrs. 8 Mos.	\$ 295,541	\$ 0	+\$ 295,541

Total Savings

Existing		Payments Saved	=	Dollars Saved	+	Consolidated Revolving Debt
P&I	\$ 1,741					
Revolve pmts	\$ 2,000					
Total	\$ 3,741					

Total gained after 28 Yrs. 0 Mos.

\$699,452*

*Assumes minimum payment on revolving balance**



This is not a commitment to make a loan. Loans are subject to borrower qualifications, including income, property evaluation, sufficient equity in the home to meet LTV requirements for refinances, and final credit approval. Not all applicants will qualify. Approvals are subject to underwriting guidelines, interest rates, and program guidelines. Approvals are subject to change without notice based on applicant's eligibility and market conditions. Geneva Financial LLC is not acting on behalf of or at the direction of HUD/FHA or the Federal Government. Geneva Financial LLC is approved to participate in FHA programs but the products and services performed by Geneva Financial LLC are not coming directly from HUD or FHA. Geneva Financial LLC NMLS #42056 is an Equal Opportunity Lender and Equal Housing Lender. 3155 S. Price Rd Chandler, AZ 85248. 1-888-889-0009. AZ BK #0910215

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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 7.315 assumes a 7.25% simple fixed interest rate assuming \$7,914 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$496,333 with 360 monthly payments at the assumed simple interest rate (Current as of 9/28/2023).

†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.