



LOAN COMPARISON SUMMARY

Prepared for: Happy Homeowner - Blue Ribbon
Based On 4/11/17 3:39 PM CST MBS Market

	Loan Program/Term	Option 1 USDA 30	Option 2 FHA 30	Option 3 Conv 30	Option 4 VA 30
	1st LIEN	Sales Price	\$139,900	\$139,900	\$139,900
	Loan-to-Value (LTV)	100.00%	96.50%	95.00%	100.00%
	Loan Amount	\$139,900	\$135,004	\$132,905	\$139,900
	Length of Mortgage (Years)	30	30	30	30
	Interest Rate <i>(hypothetical/example only)</i>	3.875%	3.875%	4.125%	3.750%
	Annual Percentage Rate (APR)*	4.267%	4.992%	4.490%	4.176%
	Payment	\$664.44	\$645.95	\$644.12	\$661.83

Estimated Monthly Insurance*	\$75	\$75	\$75	\$75
Estimated Monthly Taxes*	\$128	\$128	\$128	\$128
Estimated PMI*	\$41	\$96	\$83	\$0
Total Monthly Payment	\$908.49	\$944.82	\$930.43	\$865.07

Monthly Savings	0.00	-36.33	-21.94	43.42
Annual Savings	0.00	-435.95	-263.34	520.99
5 Year Savings	0.00	-2,179.75	-1,316.69	2,604.96

Required Down Payment	\$0	\$4,897	\$6,995	\$0
Estimated Closing Costs	\$3,654	\$3,640	\$3,634	\$3,654
Estimated Prepays	\$2,042	\$2,034	\$2,045	\$2,045
FHA/USDA Funding Fee <i>(financed)</i>	\$1,399	\$2,363	\$0	\$3,008
Discount/Buydown Points	\$0	\$0	\$0	\$0
PMI Waiver	\$0	\$0	\$0	\$0
<i>Less (Earnest Money)</i>	-\$1,000	-\$1,000	-\$1,000	-\$1,000
<i>Less (Ext. Lock Refund)</i>	\$0	\$0	\$0	\$0
<i>Less (Seller/Lender Concessions)</i>	-\$5,500	-\$5,500	-\$3,987	-\$5,500
<i>Less (Addl. Lender Credit)</i>	\$0	\$0	\$0	\$0
Total Cash To Close	-804.04	4,071.20	7,687.09	-801.52

Estimated Years in Home: 15

*All numbers are estimates and are subject to change.

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This is not a commitment to lend as defined by Regulation Z.
All borrowers must meet qualification criteria. Interest rates subject to change without notice.