

MORTGAGE CALCULATOR

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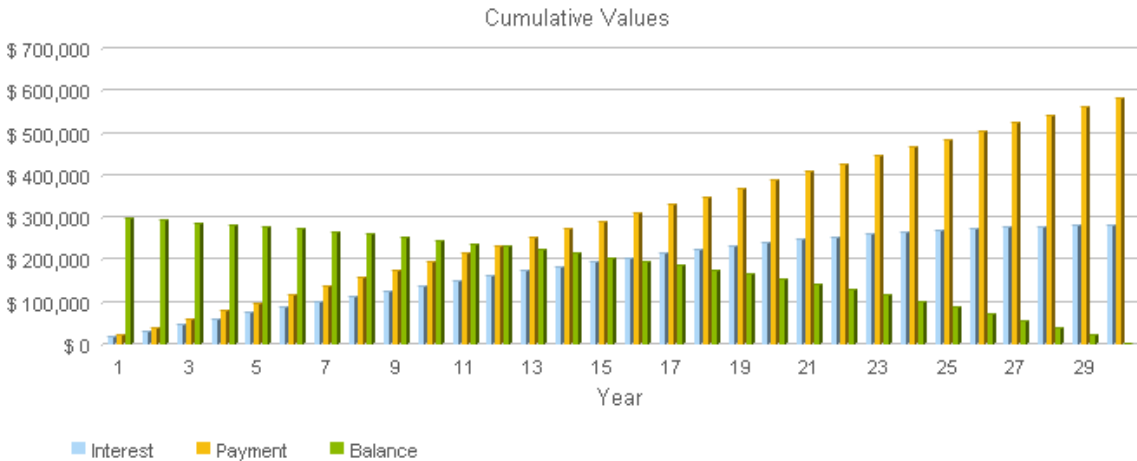
INTRODUCTION

The loan amount, the interest rate, and the term of the mortgage can have a dramatic effect on the total amount you will eventually pay for the property. Further, mortgage payments typically will include monthly allocations of property taxes, hazard insurance, and (if applicable) private mortgage insurance (PMI). Use our mortgage calculator to see the impact of these variables along with an amortization schedule.

ANALYSIS

Your estimated monthly payments are \$2,108.80 (including taxes, insurance, and PMI if applicable), and you will pay \$279,767 in interest over the life of the loan.

Loan Information	
Loan amount	\$300,000
Annual interest rate	5%
Number of months	360
Monthly principal and interest payment	\$1,610.46
Monthly property taxes	\$283.33
Monthly hazard insurance	\$85.00
Monthly PMI (if applicable)	\$130.00
Total monthly payment (including taxes, insurance, and PMI if applicable)	\$2,108.80



Year	Beginning Balance	Principal	Interest	Payment	Ending Balance
1	\$300,000	\$4,426	\$14,899	\$19,326	\$295,574
2	295,574	4,653	14,673	19,326	290,921
3	290,921	4,891	14,435	19,326	286,031
4	286,031	5,141	14,185	19,326	280,890
5	280,890	5,404	13,922	19,326	275,486
6	275,486	5,680	13,645	19,326	269,806
7	269,806	5,971	13,355	19,326	263,835
8	263,835	6,276	13,049	19,326	257,559
9	257,559	6,597	12,728	19,326	250,961
10	250,961	6,935	12,391	19,326	244,026
11	244,026	7,290	12,036	19,326	236,736

This information may help you analyze your financial needs. It is based on information and assumptions provided by you regarding your goals, expectations and financial situation. The calculations do not infer that the company assumes any fiduciary duties. The calculations provided should not be construed as financial, legal or tax advice. In addition, such information should not be relied upon as the only source of information. This information is supplied from sources we believe to be reliable but we cannot guarantee its accuracy. Hypothetical illustrations may provide historical or current performance information. Past performance does not guarantee nor indicate future results.

12	236,736	7,663	11,663	19,326	229,074
13	229,074	8,055	11,271	19,326	221,019
14	221,019	8,467	10,859	19,326	212,552
15	212,552	8,900	10,425	19,326	203,652
16	203,652	9,355	9,970	19,326	194,296
17	194,296	9,834	9,491	19,326	184,462
18	184,462	10,337	8,988	19,326	174,125
19	174,125	10,866	8,459	19,326	163,259
20	163,259	11,422	7,904	19,326	151,837
21	151,837	12,006	7,319	19,326	139,830
22	139,830	12,621	6,705	19,326	127,210
23	127,210	13,266	6,059	19,326	113,943
24	113,943	13,945	5,380	19,326	99,998
25	99,998	14,659	4,667	19,326	85,340
26	85,340	15,409	3,917	19,326	69,931
27	69,931	16,197	3,129	19,326	53,734
28	53,734	17,026	2,300	19,326	36,709
29	36,709	17,897	1,429	19,326	18,812
30	\$18,812	\$18,812	\$513	\$19,326	\$0

SUMMARY OF INPUT

Mortgage loan amount	\$300,000
Annual interest rate	5.00%
Number of months (30yrs=360)	360
Desired amortization schedule	Yearly
Sale price of property	\$340,000
Let system estimate property taxes, insurance, and private mortgage insurance?	Yes
Annual property taxes	\$0
Annual hazard insurance	\$0
Monthly private mortgage insurance	\$0