The Consolidation Analysis Report

See how consolidating your debt can make a life changing difference in your financial future.

MyMortgage4Less.com

"We Finance Dreams!"

The Consolidation Analysis Report }

Within minutes of doing business with your mortgage debt planner, you now can get the real picture of rates and fees that will have a major, life-changing effect on your retirement and financial independence. With this report, you now can make intelligent decisions on the impact of your debt consolidation loans and how to invest your savings.

1. **Current Liabilities** – This is your current debt structure in an easy to read format. This allows you to take a bird's-eye view of your current liabilities.

2. **Recommended Debt Structure** – This is your recommended new mortgage loan(s). It calculates the new mortgage loan(s) paying off current debt and freeing up monthly cash giving you additional investment opportunities for your future.

3. **Proposed Benefits and Savings** – This is the impact of your monthly savings as a result of this debt consolidation loan(s). It represents your savings monthly, annually, and by percentage of your income. It also calculates the impact of what would happen if you applied your new monthly savings towards the principal balance of your new loan(s).

4. **Term Reduction** – This shows you what would happen if you applied your new monthly savings towards the principal balance of your new loan(s). It calculates your increase in equity in 5 years, 7.7 years, 10 years, and shows when the loan would be paid off.

5. **Asset Accumulation** – This section shows you how much money you would have if you placed it in some sort of asset accumulation account such as an annuity, money market fund or with a financial planner. The interest rate earned is based on past long-term performance and can be adjusted.

6. **Tax Benefits** – Homeownership has definite tax advantages. This feature will give you an estimate of the monthly savings that tax benefits can bring you. We advise that you give this information to a tax consultant for an even more accurate picture.

Mo. Income	$6,500
Tax Bracket	33%
FICO Score	668

Prepared by
Mike Baker

Date prepared
8/23/2002

The purpose of this analysis is to help you make an informed decision when reviewing your current debt structure.

FOLLOW THESE 3 SIMPLE STEPS:

1. CURRENT LIABILITIES displays the current liabilities information that we have on file for you.

2. RECOMMENDED DEBT STRUCTURE shows how you can consolidate your debt and save hundreds of dollars.

3. PROPOSED BENEFITS AND SAVINGS shows you all of the savings and benefits associated with the Recommended Debt Structure. NOTE: The Term Reduction Plan will help you reduce your mortgage term and save thousands of dollars.

Equity Multiplier Analysis

Neil Armstrong
123 Sunset Lane
Bel Air, CA 900771234

CURRENT LIABILITIES

Your current debt structure

Type	Creditor	Rate	Balance	Payment	Tax Ded.	Debt Free in
Mortgage	Bank of America	8.250%	$212,000	$1,593	$481	26.42 yrs.
Mortgage	2nd Mortgage	14.250%	$30,000	$405	$118	15.00 yrs.
Mortgage		0.000%	$0	$0	$0	0.00 yrs.
Auto	Ford Motor Credit	9.500%	$12,486	$456	$0	2.58 yrs.
Credit Card	Chase Manhatten	16.000%	$14,567	$642	$0	2.27 yrs.
Totals (Paid-Off items):			$269,053	**$3,095**	**$599**	

RECOMMENDED DEBT STRUCTURE*

Our proposed debt structure

Program		Terms	Rate	Balance	Payment	Tax Ded.
1st	New Program	360	7.875%	$224,000	$1,624	$485
2nd	2nd TD	180	13.250%	$50,000	$641	$182
Totals:				$274,000	$2,265	$667

Closing Costs
$6,000

Cash Needed
$1,053

PROPOSED BENEFITS AND SAVINGS

Savings based on our proposed Mortgage

	Benefits	Monthly	Annually	% of Income
Cash Flow Savings	Payment Savings	**$830**	$9,960	12.8%
	Tax Savings	**$69**	$825	1.1%
	Totals:	**$899**	$10,785	13.8%
Additional Savings & Benefits	Term Reduction	**$1,731**	$20,776	26.6%
	Cash Out	**$0**	$0	0.0%
	Totals:	**$1,731**	$20,776	26.6%

TERM REDUCTION

Savings based on reducing the term of your loan.

Pre-payment	Years	Equity Increase
$830	**5.0**	$60,787
	7.7	$104,388
Monthly Pre-Payment	**10.0**	$150,791
Loan Paid Off:	**11.6**	**$241,861**

Interest Savings

ASSET ACCUMULATION

Savings based on monthly contributions.

Asset Specs.		Benefit After x yrs.	
Opening Balance	$830	**7**	$102,055
Rate	10.000%	**15**	$347,707
Payment	$830	**30**	$1,892,670

TAX BENEFITS

Savings based on our current recommendations

	Monthly	Qrtly.	Yearly
Before	$599	$1,796	$7,182
After	$667	$2,002	$8,007
Savings	**$69**	**$206**	**$825**

NOTES

Small changes in your debt structure can make a life changing difference in your financial future. When you're ready to refinance or buy a new home, be sure to call us first. With a simple phone call, you can apply for a loan, get advance loan approval, and lock in your interest rate! Just call our dedicated team of Home Loan Experts at the number listed above.

If you have any friends or family that would like to receive our Debt Free Analysis Report, please call us today.

* NOTICE: Information provided is time-sensitive material. Rates, programs, fees and points are subject to change without notice. If you are applying for an Adjustable Rate Mortgage, payments and interest rates will change. Payments, interest rates, and loan balances are estimates only. Your amount may be different. This is not a loan commitment, nor is it a guarantee of any kind.

Copyright (c) 2002, WowTools.com All Rights Reserved. Ver. 4.27

7. **Notes** - Your mortgage debt planner can give you messages and additional information that can have positive, life-changing impact on your financial picture.

MyMortgage4Less.com
"We Finance Dreams!"

Toll Free: (888) 550-MM4L Fax: (888) 851-8578
Email: info@mymortgage4less.com
Website: www.mymortgage4less.com