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Prepared for	Client

**Interest Rates, Monthly Payments, Property Taxes and Insurance/HOA**

Purchase Price	\$850,000		3 Loan Choices →	5 Yr Fixed - Flexible Payments	5 Yr Fixed Interest Only	30 Yr Fixed
1st Loan	\$680,000	80.00%		Rate	1.500%	6.000%
			Payment	\$2,347	\$3,400	\$4,298
2nd Loan - Equity Line of Credit	\$85,000	10.00%	Rate	7.750%	7.750%	7.750%
			Payment	\$549	\$549	\$549
Downpayment	\$85,000	10.00%	Prop Taxes	\$885	\$885	\$885
		100.00%	Insurance	\$100	\$100	\$100
			Total PITI	\$3,881	\$4,934	\$5,832

**Closing Costs, Cash Required to Close and Potential Tax Implications**

Title & Escrow Charges	\$4,579		<b>Estimated Monthly Tax Benefit @ 30% Tax Bracket - Consult your CPA</b>		
1st Loan - Lender Charges	\$1,555				
2nd Loan - Lender Charges	\$500		<b>Rent Equivalent or "after tax" cost</b>		
Appraiser Charges	\$350				
Loan Discount Fee	\$0		<b>This "Snapshot" shows you estimated closing costs including prepaid interest, homeowner's insurance, property taxes, cash required to close and a few loan program/rate choices. Many other options are available. Please note that rates are subject to change daily and taxes and insurance are not paid monthly.</b>		
Loan Origination Fee	\$0				
<b>Total Costs Before Credits</b>	\$6,984				
Credit from Seller	tbd				
<b>Total Costs after Credits</b>	\$6,984				
Estimated Closing Date	11/15/07				
First Payment Date	01/01/08				
Prepaid Interest (15 days)	\$2,116	option 3			
Property Taxes / Impounds	tbd				
1 Year Hazard Insurance	\$1,200				
Cash on Deposit w/Escrow	\$0				
<b>Cash Required to Close</b>	<b>\$95,300</b>				

This snapshot is provided for illustration purposes only. This is not a commitment to lend money. The Annual Percentage Rate will be disclosed with a formal Good Faith Estimate as required by law. Interest rates will be affected by appraisal, title, credit history, credit scores and market factors.

**Assumptions, Comments and Pricing Notes:**

- Pricing based on 721 middle credit score, full income documentation and SFR.
- Six month's seasoned PITI cash reserves are required.
- Five year fixed loans convert to annual ARM loans after initial fixed period.
- Loans have no prepayment penalties and no impounds are required.
- Five Year Fixed Flex Loan has fixed rate and payment for 5 years. Potential negative amortization - loan balance could increase if only minimum payment is made. Please consult loan agent for clear and concise description of this loan program. Not appropriate for all borrowers.