

Mark S. Coffman

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Mo. Income \$6,500

Tax Bracket 33%

FICO Score 668

Prepared by
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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. TERM REDUCTION shows you how you can take our recommended monthly savings and save thousands on interest AS WELL AS pay off your loan sooner!

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

Debt Free Analysis

Neil Armstrong
123 Sunset Lane
Bel Air, CA 90077

CURRENT LIABILITIES

Your current debt structure

Type	Creditor	Rate	Balance	Payment	Tax Ded.	Debt Free in
Mortgage	Lunar Credit Union	6.250%	\$204,299	\$1,305	\$351	27.08 yrs.
Mortgage	2nd Mortgage	8.250%	\$27,696	\$291	\$63	11.67 yrs.
Mortgage		0.000%	\$0	\$0	\$0	0.00 yrs.
Credit Card	Mastercard	19.990%	\$18,000	\$350	\$0	9.83 yrs.
Credit Card	Chase Manhattan	19.990%	\$15,125	\$268	\$0	14.25 yrs.
Credit Card	Ford Motor Credit	9.500%	\$12,486	\$456	\$0	2.67 yrs.
Totals (Paid-Off items):			\$277,606	\$2,670	\$414	

RECOMMENDED DEBT STRUCTURE*

Our proposed debt structure

Program	Terms	Rate	Balance	Payment	Tax Ded.
1st 30 Yr Fixed	360	5.750%	\$272,000	\$1,587	\$430
2nd HELOC	Int. Only	5.750%	\$20,000	\$96	\$32
Totals:			\$292,000	\$1,683	\$462

PAYMENT SAVINGS

Savings based on our Debt Free proposal

Savings	Monthly	Quarterly	Annually
Before	\$2,670	\$8,010	\$32,042
After	\$1,683	\$5,049	\$20,198
Totals:	\$987	\$2,961	\$11,844

TERM REDUCTION

Suggestions to become Debt Free quicker!

Pre-Payment	Years	Equity Increase
\$987	5.0	\$68,422
	7.0	\$101,781
	11.0	\$181,155
Loan Paid Off:	12.3	\$191,339

Interest Savings

ASSET ACCUMULATION

Savings based on our current recommendations

Asset Specs.	Benefit After x yrs.	
Opening Balance	\$453	7 \$51,579
Rate	8.000%	17 \$197,361
Payment	\$453	30 \$680,087

TAX BENEFITS

Savings based on our current recommendations

	Monthly	Qrtly.	Yearly
Before	\$414	\$1,242	\$4,968
After	\$462	\$1,385	\$5,541
Savings	\$48	\$143	\$573

NOTES

When you're ready to refinance or buy a new home, be sure to call Mark Coffman and Pike Creek Mortgage Services, Inc. With a simple phone call, you can apply for a loan, get an advanced loan pre-approval, and lock in your interest rate! Just call Mark Coffman or our dedicated team of Home Loan Experts at (302) 892-2811 x110

Our advice makes a difference

* 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.