

Presented by:
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Loan type	Rate	Lender cost (rebate) to borrower		Broker charge		NRCC	Total NRCC	APR
		%	\$	%	\$			
Lower rate loans/higher closing costs								
Conforming: This is based on a \$417K loan								
30 year	3.625%	-0.702%	\$ (2,927)	1.250%	\$ 5,213	\$ 2,882	\$ 5,167	3.726%
15 year	2.875%	-0.391%	\$ (1,630)	1.250%	\$ 5,213	\$ 2,882	\$ 6,464	3.099%
Expanded conforming loan rates: Loan limit depends on your area- 600K loan amount used								
30 year	4.125%	-0.487%	\$ (2,922)	1.000%	\$ 6,000	\$ 3,212	\$ 6,290	3.962%
15 year	3.375%	-0.431%	\$ (2,586)	1.000%	\$ 6,000	\$ 3,212	\$ 6,626	3.411%
Higher rate loans/low closing costs								
Conforming: This is based on a \$417K loan								
30 year	3.875%	-1.773%	\$ (7,393)	1.250%	\$ 5,213	\$ 2,882	\$ 701	3.889%
15 year	3.250%	-1.624%	\$ (6,772)	1.250%	\$ 5,213	\$ 2,882	\$ 1,322	3.296%
Expanded conforming loan rates: Loan limit depends on your area- 600K loan amount used								
30 year	4.375%	-1.694%	\$ (10,164)	1.000%	\$ 6,000	\$ 3,212	\$ (952)	4.112%
15 year	3.875%	-1.588%	\$ (9,528)	1.000%	\$ 6,000	\$ 3,212	\$ (316)	3.492%

COMMENTS:
 The above pricing doesn't factor in credits (to cost) for equity of 40% or more and high FICO scores (700+) on 30 year loans.
 NRCC=Non-recurring closing costs. Note how low NRCCs are on the higher rate due to the rebate that at times generates a negative cost loan. The above rates are based on 45 day locks. Shorter period locks may be available at a lower cost. Please note that I factor in the rebate credit to determine APR as this reflects the true cost of credit. Some lenders may not use this same practice and their APR may appear higher. Please note that the NRCC are for refinance transactions. Purchase transactions will tend to be higher due to other costs involved

Rates are as of 1/31/2012 and will change daily with market conditions