



Loan Analysis for Jane Doe

General Loan Information		Financial Goals	
Estimated Value	\$ 225,000	You've had the mortgage for 5 years, and while everything is comfortable with the payment, you'd like to see if it makes sense to look into refinancing to see if you can stretch your retirement dollars further and pay this off more efficiently.	
Annual Insurance	\$ 2,620	In addition to paying the home off quicker, you'd like to do some painting, have the roof inspected (just to be safe) and do a few more aesthetic home improvements.	
Annual Taxes	\$ 950	Our Timeline: Application Date: 6/18/20 Estimated Closing Date: 7/1/20 Skip July and August mortgage payments. First payment isn't due until September.	

Your Current Liabilities			
Liability	Balance	Payment	Months Left
JPMCB HOME	\$ 68,127	\$ 958	131
USAA SAVINGS BANK	\$ 606	\$ 15	41
DISCOVER FIN SVCS LLC	\$ 173	\$ 35	5
Total Liabilities Today	\$ 68,906	\$ 1,008	
	Checking	Savings	
Liquid Assets Today	\$ 2,000	\$ 15,000	

The Last Refinance		
Liabilities Paid	Payment	Balance
JPMCB HOME	\$ 958	\$ 68,127
Total Current Liabilities	\$ 958	\$ 68,127
Loan Type	Conventional	
Loan Term	10 yrs	
Proposed Payment	\$ 1,004 PITI	
Total Payment Savings	\$ 2,194	
Benefits		
Cut nearly a year off your mortgage and keep the same payment you're already used to making, saving yourself \$2,194 in skipped payments.		
Have a break from having to make the mortgage payment in July and August, freeing up roughly an extra \$2,000 that you can put solely towards painting the home and having the roof checked out.		

Moving Forward, Updating the Home		
Liabilities Paid	Payment	Balance
JPMCB HOME	\$ 958	\$ 68,127
Total Current Liabilities	\$ 958	\$ 68,127
Cash to you	\$ 5,000	
Loan Type	Conventional	
Loan Term	10 yrs	
Proposed Payment	\$ 1,051 PITI	
Benefits		
Did you know you could cut a year off your loan, keep basically the same payment you make today, but have \$5,000 to put towards updating the home? Cash has never been this cheap!		
Have a break from making the mortgage payment in July and August so you can focus on completing the home improvements.		

Doubling the Emergency Savings		
Liabilities Paid	Payment	Balance
JPMCB HOME	\$ 958	\$ 68,127
Total Current Liabilities	\$ 958	\$ 68,127
Cash to you	\$ 14,879	
Loan Type	Conventional	
Loan Term	15 yrs	
Proposed Payment	\$ 898 PITI	
EST Monthly Savings	\$ 60	
EST Annual Savings	\$ 725	
Benefits		
Did you know you could actually lower your mortgage payment by \$56 a month AND have \$15,000 to put towards updating the home and boosting your emergency savings?		
If you continued making a monthly payment of \$1,083, you'd have the home paid off the exact same time as your current loan, while maximizing your security blanket in the process.		



* This is for demonstration purposes only. All programs are subject to credit approval, appraisal, title, income, and final underwriting verification.

* All calls with Royal United Mortgage LLC are recorded for quality assurance and training purposes.

* This is not a loan commitment or guarantee of credit.