

LenderUSA

Providing Mortgage Solutions for Professionals and Their Clients!

2821 Teakwood Lane Plano, Tx 75075

Tel:(877) 472-9206 Fax:(972) 985-8777

Tax Bracket
33%

Prepared by
Tim Brooks

Date prepared
12/7/2002

The purpose of this analysis is to help you reposition your debt to increase your net worth.

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 reposition your debt to increase your net worth.
3. EQUITY REPOSITIONING shows you how you can take our recommended monthly savings and invest it for your future to increase your net worth!

Equity Repositioning Analysis

Preferred Client

123 Good Decision Lane

Dallas, TX 75075

CURRENT LIABILITIES

Your current debt structure

Type	Creditor	Rate	Balance	Payment	Tax Ded.
Mortgage	Network Funding C	7.500%	\$200,000	\$1,398	\$413
Mortgage	2nd Mortgage	10.500%	\$20,000	\$221	\$58
Auto	GMAC	9.500%	\$23,000	\$483	\$0
Credit Card	Visa	18.000%	\$7,000	\$175	\$0
Totals (Paid-Off items):			\$250,000	\$2,278	\$470

RECOMMENDED DEBT STRUCTURE*

Our proposed debt structure and benefits

Program	Terms	Rate	Balance	Payment	Tax Ded.
1st New Program	360	6.750%	\$200,000	\$1,297	\$371
2nd 2nd Lien	180	8.500%	\$50,000	\$492	\$117
Totals:			\$250,000	\$1,790	\$488

Loan Costs

\$6,000

\$6,000

Cash Needed

\$488

Savings

\$18

Savings

ASSET ACCUMULATION

Savings based on our current recommendations

Asset Criteria		Accumulation	
		Years	Amount
Opening Balance	\$500	7	\$34,508
Rate	8.000%	15	\$105,465
Payment	\$300	30	\$452,576

PROJECTED REAL ESTATE VALUE

Value based on our current projections

Criteria		Projected Value	
		Years	Value
Current Value	\$250,000	7	\$287,535
Projected Rate	2.000%	15	\$337,380
		30	\$455,302

TOTAL REAL ESTATE & INVESTMENT VALUE

Before and after!

Years	Before	After
7	\$287,535	\$322,043
15	\$337,380	\$442,845
30	\$455,302	\$907,878

TAX BENEFITS

Savings based on our current recommendations

	Monthly	Qrtly.	Yearly
Before	\$470	\$1,411	\$5,643
After	\$488	\$1,464	\$5,858
Savings	\$18	\$54	\$215

NOTES

Network Funding Corporation: Provides financial solutions for professionals, their clients, individuals and families to assist in accomplishing their goals. Many of our clients are referrals from legal, taxation, family planning, insurance and investment professionals assisting in achieving their clients' goals. In the process we have been fortunate to serve the professional community for their personal needs as well. Our strategies range from debt repositioning for investment purposes to retirement refinancing. We have assisted with simple rate refinancing to a more complicated lowest non-fixed rate loan while in employment transition, lowering the clients overall financial obligations.

Our True, long term relationship with the client begins with the closing. When we handle every transaction in a manner that creates the highest degree of client satisfaction possible, we have earned their business, as well as all of their referrals.

If you have a question about this statement call (877) 472-9206 or (972) 519-1699 M-F 9am to 5pm Standard Time

Ask your friends or family if they would like to receive a copy of our Equity Repositioning Analysis!

* 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. This comparison is based solely on estimated figures and information available at the time of preparation.

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AMORTIZATION

The Detail table below discloses the financial information used to calculate the tables above. For further information, speak with your professional mortgage advisor.*

Program	Terms	Rate	Balance	Payment	Tax Ded.
1st New Program	360	6.750%	\$200,000	\$1,297	\$428
2nd 2nd Lien	180	8.500%	\$50,000	\$492	\$162
Totals:			\$250,000	\$1,790	\$488

Period (Year)	Mortgage Balance	8.000%				10.000%				12.000%			
		Starting Principal	Yearly Additions	Total Return	Ending Principal	Starting Principal	Yearly Additions	Total Return	Ending Principal	Starting Principal	Yearly Additions	Total Return	Ending Principal
1	\$246,144	\$500	\$3,600	\$176	\$4,276	\$500	\$3,600	\$222	\$4,322	\$500	\$3,600	\$268	\$4,368
2	\$241,987	\$4,276	\$3,600	\$490	\$8,366	\$4,322	\$3,600	\$622	\$8,544	\$4,368	\$3,600	\$759	\$8,727
3	\$237,505	\$8,366	\$3,600	\$829	\$12,796	\$8,544	\$3,600	\$1,064	\$13,209	\$8,727	\$3,600	\$1,312	\$13,638
4	\$232,673	\$12,796	\$3,600	\$1,197	\$17,593	\$13,209	\$3,600	\$1,553	\$18,361	\$13,638	\$3,600	\$1,934	\$19,173
5	\$227,463	\$17,593	\$3,600	\$1,595	\$22,788	\$18,361	\$3,600	\$2,092	\$24,054	\$19,173	\$3,600	\$2,636	\$25,409
6	\$221,845	\$22,788	\$3,600	\$2,026	\$28,414	\$24,054	\$3,600	\$2,688	\$30,342	\$25,409	\$3,600	\$3,427	\$32,437
7	\$215,786	\$28,414	\$3,600	\$2,493	\$34,508	\$30,342	\$3,600	\$3,347	\$37,289	\$32,437	\$3,600	\$4,319	\$40,355
8	\$209,251	\$34,508	\$3,600	\$2,999	\$41,107	\$37,289	\$3,600	\$4,074	\$44,963	\$40,355	\$3,600	\$5,323	\$49,278
9	\$202,203	\$41,107	\$3,600	\$3,547	\$48,254	\$44,963	\$3,600	\$4,878	\$53,441	\$49,278	\$3,600	\$6,454	\$59,332
10	\$194,601	\$48,254	\$3,600	\$4,140	\$55,994	\$53,441	\$3,600	\$5,766	\$62,807	\$59,332	\$3,600	\$7,730	\$70,662
11	\$186,399	\$55,994	\$3,600	\$4,782	\$64,376	\$62,807	\$3,600	\$6,746	\$73,153	\$70,662	\$3,600	\$9,166	\$83,428
12	\$177,552	\$64,376	\$3,600	\$5,478	\$73,454	\$73,153	\$3,600	\$7,830	\$84,583	\$83,428	\$3,600	\$10,786	\$97,814
13	\$168,006	\$73,454	\$3,600	\$6,232	\$83,286	\$84,583	\$3,600	\$9,027	\$97,210	\$97,814	\$3,600	\$12,610	\$114,024
14	\$157,705	\$83,286	\$3,600	\$7,048	\$93,934	\$97,210	\$3,600	\$10,349	\$111,159	\$114,024	\$3,600	\$14,666	\$132,290
15	\$146,591	\$93,934	\$3,600	\$7,931	\$105,465	\$111,159	\$3,600	\$11,809	\$126,568	\$132,290	\$3,600	\$16,982	\$152,872*
16	\$140,741	\$105,465	\$3,600	\$8,889	\$117,953	\$126,568	\$3,600	\$13,423	\$143,591*	\$152,872	\$3,600	\$19,593	\$176,065
17	\$134,483	\$117,953	\$3,600	\$9,925	\$131,478	\$143,591	\$3,600	\$15,206	\$162,397	\$176,065	\$3,600	\$22,534	\$202,199
18	\$127,790	\$131,478	\$3,600	\$11,048	\$146,126*	\$162,397	\$3,600	\$17,175	\$183,171	\$202,199	\$3,600	\$25,849	\$231,647
19	\$120,630	\$146,126	\$3,600	\$12,263	\$161,989	\$183,171	\$3,600	\$19,350	\$206,121	\$231,647	\$3,600	\$29,583	\$264,831
20	\$112,972	\$161,989	\$3,600	\$13,580	\$179,170	\$206,121	\$3,600	\$21,753	\$231,475	\$264,831	\$3,600	\$33,792	\$302,223
21	\$104,781	\$179,170	\$3,600	\$15,006	\$197,775	\$231,475	\$3,600	\$24,408	\$259,483	\$302,223	\$3,600	\$38,534	\$344,357
22	\$96,020	\$197,775	\$3,600	\$16,550	\$217,926	\$259,483	\$3,600	\$27,341	\$290,424	\$344,357	\$3,600	\$43,878	\$391,835
23	\$86,649	\$217,926	\$3,600	\$18,223	\$239,748	\$290,424	\$3,600	\$30,581	\$324,605	\$391,835	\$3,600	\$49,899	\$445,334
24	\$76,625	\$239,748	\$3,600	\$20,034	\$263,382	\$324,605	\$3,600	\$34,160	\$362,365	\$445,334	\$3,600	\$56,684	\$505,618
25	\$65,903	\$263,382	\$3,600	\$21,996	\$288,978	\$362,365	\$3,600	\$38,114	\$404,078	\$505,618	\$3,600	\$64,330	\$573,548
26	\$54,434	\$288,978	\$3,600	\$24,120	\$316,698	\$404,078	\$3,600	\$42,482	\$450,160	\$573,548	\$3,600	\$72,945	\$650,093
27	\$42,168	\$316,698	\$3,600	\$26,421	\$346,719	\$450,160	\$3,600	\$47,307	\$501,068	\$650,093	\$3,600	\$82,653	\$736,346
28	\$29,046	\$346,719	\$3,600	\$28,912	\$379,231	\$501,068	\$3,600	\$52,638	\$557,306	\$736,346	\$3,600	\$93,592	\$833,538
29	\$15,012	\$379,231	\$3,600	\$31,611	\$414,442	\$557,306	\$3,600	\$58,527	\$619,433	\$833,538	\$3,600	\$105,918	\$943,056
30	\$0	\$414,442	\$3,600	\$34,533	\$452,576	\$619,433	\$3,600	\$65,032	\$688,065	\$943,056	\$3,600	\$119,808	\$1,066,464

* Debt Free Status! Indicates point where accumulated assets exceed debt!

Investment Criteria	
Starting Principal	\$500
Rate of Return	8.000%
Number of Months	360
Monthly Investment	\$300

Benefits	
By year 18, asset accumulation will exceed debt. By year 30, yearly income will exceed \$34,533 with an asset account of \$452,576.	

Investment Criteria	
Starting Principal	\$500
Rate of Return	10.000%
Number of Months	360
Monthly Investment	\$300

Benefits	
By year 16, asset accumulation will exceed debt. By year 30, yearly income will exceed \$65,032 with an asset account of \$688,065.	

Investment Criteria	
Starting Principal	\$500
Rate of Return	12.000%
Number of Months	360
Monthly Investment	\$300

Benefits	
By year 15, asset accumulation will exceed debt. By year 30, yearly income will exceed \$119,808 with an asset account of \$1,066,464.	

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