

Jim Yarrington

Your Trusted Advisor for Mortgages
 6600 Colege Blvd Suite 200 Overland Park, KS 66211
 Tel:(913) 338-4300 Fax:(913) 327-7112

Tax Bracket
 33%

Prepared by
 James R. Yarrington
 Date prepared
 9/2/2003

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

John and Janet Customer
 1234 W Main Street
 Overland Park, KS 66212

CURRENT LIABILITIES

Your current debt structure

Type	Creditor	Rate	Balance	Payment	Tax Ded.
Mortgage	Bank of American	6.250%	\$223,083	\$1,385	\$383
Mortgage	Home Equity Line	4.950%	\$14,493	\$65	\$20
Auto	GMAC	6.990%	\$21,374	\$423	\$0
Credit Card	MC Capital One	19.900%	\$11,845	\$237	\$0
Credit Card	VISA MBNA	0.000%	\$9,033	\$270	\$0
Personal	AMC CU	10.000%	\$5,250	\$144	\$0
Totals (Paid-Off items):			\$285,078	\$2,524	\$403

RECOMMENDED DEBT STRUCTURE*

Our proposed debt structure and benefits

Program	Terms	Rate	Balance	Payment	Tax Ded.
1st 7 Yr ARM	360	5.500%	\$272,000	\$1,544	\$411
2nd 2nd Fixed	180	8.000%	\$15,417	\$147	\$34
Totals:			\$287,417	\$1,692	\$445

Loan Costs \$2,339

Cash Needed	\$0
Savings	\$833

ASSET ACCUMULATION

Savings based on our current recommendations

Asset Criteria	Accumulation	
	Years	Amount
Opening Balance	\$0	\$46,639
Rate	8.000%	\$143,952
Payment	\$416	\$199,716

PROJECTED REAL ESTATE VALUE

Value based on our current projections

Criteria	Projected Value	
	Years	Value
Current Value	\$340,000	\$449,655
Projected Rate	15	\$618,903
	18	\$697,671

TOTAL REAL ESTATE & INVESTMENT VALUE

Before and after!

Years	Before	After
7	\$449,655	\$496,294
15	\$618,903	\$762,854
18	\$697,671	\$897,387

NOTES

Small changes in your debt structure can make a life changing difference in your financial future. When you're ready to refinance or buy a new home, be sure to call me first. Even if you think a small change in rate won't matter, it does. With a simple phone call to Jim Yarrington, you can apply for a loan, reposition your debt structure, get advance loan approval, and lock in your interest rate! Just call me at (913) 338-4300 x 4200. Let me show you why my customers call me their "Trusted Advisor" for life! e.

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 7 Yr ARM	360	5.500%	\$272,000	\$1,544	\$510
2nd 2nd Fixed	180	8.000%	\$15,417	\$147	\$49
Totals:			\$287,417	\$1,692	\$445

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	\$283,198	\$0	\$4,992	\$187	\$5,179	\$0	\$4,992	\$235	\$5,227	\$0	\$4,992	\$284	\$5,276
2	\$278,727	\$5,179	\$4,992	\$617	\$10,788	\$5,227	\$4,992	\$783	\$11,002	\$5,276	\$4,992	\$953	\$11,221
3	\$273,987	\$10,788	\$4,992	\$1,083	\$16,863	\$11,002	\$4,992	\$1,387	\$17,381	\$11,221	\$4,992	\$1,707	\$17,920
4	\$268,963	\$16,863	\$4,992	\$1,587	\$23,442	\$17,381	\$4,992	\$2,055	\$24,429	\$17,920	\$4,992	\$2,557	\$25,469
5	\$263,636	\$23,442	\$4,992	\$2,133	\$30,566	\$24,429	\$4,992	\$2,793	\$32,214	\$25,469	\$4,992	\$3,514	\$33,975
6	\$257,989	\$30,566	\$4,992	\$2,724	\$38,283	\$32,214	\$4,992	\$3,608	\$40,814	\$33,975	\$4,992	\$4,593	\$43,559
7	\$252,001	\$38,283	\$4,992	\$3,365	\$46,639	\$40,814	\$4,992	\$4,509	\$50,315	\$43,559	\$4,992	\$5,808	\$54,360
8	\$245,652	\$46,639	\$4,992	\$4,058	\$55,689	\$50,315	\$4,992	\$5,504	\$60,811	\$54,360	\$4,992	\$7,178	\$66,530
9	\$238,919	\$55,689	\$4,992	\$4,809	\$65,491	\$60,811	\$4,992	\$6,603	\$72,406	\$66,530	\$4,992	\$8,722	\$80,243
10	\$231,778	\$65,491	\$4,992	\$5,623	\$76,106	\$72,406	\$4,992	\$7,817	\$85,216	\$80,243	\$4,992	\$10,461	\$95,696
11	\$224,204	\$76,106	\$4,992	\$6,504	\$87,601	\$85,216	\$4,992	\$9,158	\$99,366	\$95,696	\$4,992	\$12,421	\$113,109
12	\$216,170	\$87,601	\$4,992	\$7,458	\$100,051	\$99,366	\$4,992	\$10,640	\$114,998	\$113,109	\$4,992	\$14,629	\$132,730
13	\$207,647	\$100,051	\$4,992	\$8,491	\$113,535	\$114,998	\$4,992	\$12,277	\$132,267	\$132,730	\$4,992	\$17,117	\$154,839
14	\$198,605	\$113,535	\$4,992	\$9,611	\$128,137	\$132,267	\$4,992	\$14,085	\$151,345	\$154,839	\$4,992	\$19,921	\$179,752
15	\$189,012	\$128,137	\$4,992	\$10,823	\$143,952	\$151,345	\$4,992	\$16,083	\$172,420	\$179,752	\$4,992	\$23,081	\$207,825 *
16	\$180,667	\$143,952	\$4,992	\$12,135	\$161,079	\$172,420	\$4,992	\$18,290	\$195,702 *	\$207,825	\$4,992	\$26,641	\$239,459
17	\$171,851	\$161,079	\$4,992	\$13,557	\$179,628 *	\$195,702	\$4,992	\$20,728	\$221,421	\$239,459	\$4,992	\$30,653	\$275,104
18	\$162,537	\$179,628	\$4,992	\$15,096	\$199,716	\$221,421	\$4,992	\$23,421	\$249,834	\$275,104	\$4,992	\$35,174	\$315,270
19	\$152,699	\$199,716	\$4,992	\$16,763	\$221,471	\$249,834	\$4,992	\$26,396	\$281,222	\$315,270	\$4,992	\$40,268	\$360,530
20	\$142,305	\$221,471	\$4,992	\$18,569	\$245,032	\$281,222	\$4,992	\$29,683	\$315,897	\$360,530	\$4,992	\$46,008	\$411,530
21	\$131,325	\$245,032	\$4,992	\$20,525	\$270,549	\$315,897	\$4,992	\$33,314	\$354,203	\$411,530	\$4,992	\$52,476	\$468,998
22	\$119,726	\$270,549	\$4,992	\$22,643	\$298,184	\$354,203	\$4,992	\$37,325	\$396,520	\$468,998	\$4,992	\$59,765	\$533,755
23	\$107,473	\$298,184	\$4,992	\$24,936	\$328,112	\$396,520	\$4,992	\$41,756	\$443,268	\$533,755	\$4,992	\$67,977	\$606,725
24	\$94,528	\$328,112	\$4,992	\$27,420	\$360,524	\$443,268	\$4,992	\$46,651	\$494,912	\$606,725	\$4,992	\$77,232	\$688,948
25	\$80,853	\$360,524	\$4,992	\$30,111	\$395,627	\$494,912	\$4,992	\$52,059	\$551,963	\$688,948	\$4,992	\$87,660	\$781,600
26	\$66,407	\$395,627	\$4,992	\$33,024	\$433,643	\$551,963	\$4,992	\$58,033	\$614,988	\$781,600	\$4,992	\$99,410	\$886,003
27	\$51,146	\$433,643	\$4,992	\$36,179	\$474,814	\$614,988	\$4,992	\$64,633	\$684,612	\$886,003	\$4,992	\$112,651	\$1,003,646
28	\$35,024	\$474,814	\$4,992	\$39,597	\$519,403	\$684,612	\$4,992	\$71,923	\$761,527	\$1,003,646	\$4,992	\$127,571	\$1,136,209
29	\$17,992	\$519,403	\$4,992	\$43,297	\$567,692	\$761,527	\$4,992	\$79,977	\$846,496	\$1,136,209	\$4,992	\$144,384	\$1,285,585
30	\$0	\$567,692	\$4,992	\$47,305	\$619,990	\$846,496	\$4,992	\$88,875	\$940,363	\$1,285,585	\$4,992	\$163,328	\$1,453,905

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

Investment Criteria	
Starting Principal	\$0
Rate of Return	8.000%
Number of Months	360
Monthly Investment	\$416

Benefits	
By year 17, asset accumulation will exceed debt. By year 30, yearly income will exceed \$47,305 with an asset account of \$619,990.	

Investment Criteria	
Starting Principal	\$0
Rate of Return	10.000%
Number of Months	360
Monthly Investment	\$416

Benefits	
By year 16, asset accumulation will exceed debt. By year 30, yearly income will exceed \$88,875 with an asset account of \$940,363.	

Investment Criteria	
Starting Principal	\$0
Rate of Return	12.000%
Number of Months	360
Monthly Investment	\$416

Benefits	
By year 15, asset accumulation will exceed debt. By year 30, yearly income will exceed \$163,328 with an asset account of \$1,453,905.	

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