

<u>PROFORMA ANALYSIS 47 Mountain Avenue</u>			Mortgage calculation					
Broker Agent	Prudential CT Reality		Loan Amount		\$145,834			
Date	9/8/2009		Interest Rate	5.00%				
			Term (years)	30				
Purchase price	\$149,000	\$149,000	MO. Pmt	\$783				
Closing costs	\$0	\$0	Annual	\$9,394				
Points	0.02125	-\$3,166						
	Total costs	\$145,834						
Cash down (Equity)	0%	\$0						
Loan Amount	\$145,834							
Rental Income								
Units	1	\$1,050.00	per month					
Income Per Year		\$12,600.00	per year					
Expenses								
	Insurance	-\$1,604.00						
	Real Estate Taxes	-\$3,196.00						
	Maintenance	-\$1,200.00						
Cost to live in house		\$6,000.00	per year					
Mortgage cost		\$9,394.41	per year					
Gross cost of home ownership		\$15,394.41	per year					
	Income	-\$12,600.00						
	Net cost	\$2,794.41	per year					
		\$232.87	per month					
Per Phil Turner Aug. 6, 2009:								
FHA requires 3.5% down								
VA requires -0- down								
CHFA and DAP allow for -0- money down								
FHA rates today range from 5.00% with 2.125 points up to 5.625% with -0- points.								
VA – 5% with 2.5 points up to 5.625% with -0- points								
CHFA and DAP are both at 4.875% with 1 point								
All loans are 30 year fixed rate.								