



Steven Whittaker
 Certified Mortgage Planner
 Trust One Mortgage
 Phone: (800) 790-3317 x2321
 Fax: 949-265-9048
swhittaker@trustone.com
www.stevenwhittaker.com



123 Sample Street

List Price: \$500,000

4 Spacious Bedrooms
 3.5 Baths
 Formal Living & Dining
 Cathedral Ceilings
 Great Neighborhood

Crown Molding
 New Carpet & Prego Flooring
 Large Back Yard
 Beautiful Landscaping
 Close to Schools & Shopping



80/20 Combo & 2nd	
Down (0%)	\$0
Term	360 months
1st Loan	\$400,000
Int Rate	5.875%
APR	6.017%
2nd Loan	\$100,000
Int Rate	8.875%
APR	8.875%
Closing Costs	\$7,856
Cash to Close	\$7,856
P & I	\$2,754
Property Tax	\$458
PMI	\$0
Insurance	\$104
Total Monthly	\$3,316

80/15 Combo & 2nd	
Down (5%)	\$25,000
Term	360 months
1st Loan	\$400,000
Int Rate	6.125%
APR	6.251%
2nd Loan	\$75,000
Int Rate	7.875%
APR	7.875%
Closing Costs	\$6,896
Cash to Close	\$31,896
P & I	\$2,585
Property Tax	\$458
PMI	\$0
Insurance	\$104
Total Monthly	\$3,148

90% LPMI	
Down (10%)	\$50,000
Term	360 months
1st Loan	\$450,000
Int Rate	1.750%
APR	7.187%
Closing Costs	\$4,658
Cash to Close	\$54,658
P & I	\$1,608
Property Tax	\$458
PMI	\$0
Insurance	\$104
Total Monthly	\$2,170

Rates are subject to change due to unforeseen market conditions and borrower's credit profile.



Showcase provided by:
John/Jane Doe
 Your Company Name
 Phone #: 123-456-7890
 Mobile #: 987-654-3210
you@youreemail.com
www.yourwebsite.com



Find out how I can pre-approve you for your NEW dream home! My talented staff can easily guide you through the home buying process. Whether you have good credit or bad credit, I can finance your dream home. *Trust One Mortgage is not affiliated with and does not represent "name of your company". Examples above may include Lender/Seller buydown concessions.

