

Buyer's Cost Program Comparisons

LOS ANGELES, CA

PROGRAM	MIP the old way	MIP the new way
LTV	96.50	96.50
Sale Price	250,000.00	250,000.00
Interest Rate on 2nd TD	0	0
Term on 2nd Trust Deed	0.00	0.00
2nd Trust Deed	0.00	0.00
Down Payment	8,750.00	8,750.00
Interest Rate on 1st TD	5.000	5.000
Term on 1st Trust Deed	30.0	30.0
1st Trust Deed	241,250.00	241,250.00
MIP/VAFF	5,428.13	2,412.50
Total 1st TD	246,678.13	243,662.50
Payment	1,324.21	1,308.03
2nd TD Payment	0.00	0.00
Property Tax	260.42	260.42
Property Insurance	75.00	75.00
Mortgage Insurance	110.57	180.94
Mello-Roos	0.00	0.00
Flood/Quake	0.00	0.00
HOA Fee	0.00	0.00
Estimated Pmt/Month	1,770.20	1,824.39
Pro-rations	3,861.49	3,989.66
Closing Costs	7,149.00	7,149.00
- Total Credit	0.00	0.00
=Net Costs	11,010.49	11,138.66
+Down Payment	8,750.00	8,750.00
-2nd Trust Deed	0.00	0.00
=Total Costs	19,760.49	19,888.66
-Earnest Money	0	0
=Cash to Close	19,760.49	19,888.66
Months Reserves	0.00	0.00
APR as %	0.00	0.00

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X _____