

# Reverse Mortgage Comparison

Estimates For: John Smith Date Of Birth: 1/1/1935

From: Mike Branson, United Southwest Mortgage Corporation, Inc.  
 12397 lewis street, suite 102, Garden Grove, CA 92840  
 Phone: 714-663-9606

Closing Date: 8/10/2009 (estimate)

Rates and Fees	Monthly Libor	Secure Fixed Rate 5.56%	Monthly Libor	Monthly Libor
Index	1MoLibor	N/A	1MoLibor	1MoLibor
Margin	2.750%	N/A	3.000%	3.250%
Initial Interest Rate	3.071%	5.560%	3.321%	3.571%
Expected Interest Rate	6.770%	5.560%	7.020%	7.270%
Mortgage Insurance Rate	0.500%	0.500%	0.500%	0.500%
Cap on Interest Rate	13.071%	5.560%	13.321%	13.571%
Monthly Servicing Fee	\$30.00	\$30.00	\$30.00	\$30.00
Initial Credit Line Growth Rate	3.571%	0.000%	3.821%	4.071%

## Calculation

Home Value	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
Maximum Claim Amount	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
<b>Principal Limit</b>	<b>\$314,000.00</b>	<b>\$366,000.00</b>	<b>\$304,500.00</b>	<b>\$295,000.00</b>
- Servicing Set-Aside	\$4,168.20	\$4,653.20	\$4,077.85	\$3,990.56
<b>Available Principal Limit</b>	<b>\$309,831.80</b>	<b>\$361,346.80</b>	<b>\$300,422.15</b>	<b>\$291,009.44</b>
- Mortgage Insurance Premium	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
- Origination Fee	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
- Other Costs	\$2,095.00	\$2,095.00	\$2,095.00	\$2,095.00
<b>Max. Cash Available</b>	<b>\$293,236.80</b>	<b>\$344,751.80</b>	<b>\$283,827.15</b>	<b>\$274,414.44</b>
- Liens and Mortgages	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
- Repair Set-Aside	\$0.00	\$0.00	\$0.00	\$0.00
- Tax & Insurance Set-Aside	\$0.00	\$0.00	\$0.00	\$0.00

## Available Funds

<b>Available Funds</b>	<b>\$143,236.80</b>	<b>\$194,751.80</b>	<b>\$133,827.15</b>	<b>\$124,414.44</b>
Or Available Monthly Tenure	\$1,030.93	\$0.00	\$984.54	\$935.32

## Requested Payments

Cash Request	\$0.00	\$194,751.80	\$0.00	\$0.00
Monthly Income Request	\$0.00	\$0.00	\$0.00	\$0.00
LOC Request	\$143,236.80	\$0.00	\$133,827.15	\$124,414.44

The above numbers are calculated based upon the specified interest rates and the estimated closing date noted above. Changes in interest rates and/or changes in actual closing dates may cause the amounts available to be higher or lower than stated.

John Smith

Date