

Amortization & Refinance Matrix

| | |
|----------------------------|-----------|
| Desired Loan Amount: | \$975,000 |
| Interest Rate: | 6.00% |
| Amortization Period: | 30 yrs |
| Interest Rate Sensitivity: | 0.25% |
| Amortization Sensitivity: | 5 yrs |
| Required DSCR: | 1.20 |

| | |
|-----------------------------|-----------|
| Current Net Income: | \$80,000 |
| Loan Amount at Origination: | \$700,000 |
| Interest Rate: | 6.00% |
| Amortization: | 30 yrs |
| Current Debt Service: | \$50,854 |

Refinance Annual Debt Service

| | 20 yrs | 25 yrs | 30 yrs | 35 yrs | 40 yrs |
|-------|----------|----------|----------|----------|----------|
| 5.25% | \$79,903 | \$70,922 | \$65,244 | \$61,436 | \$58,779 |
| 5.50% | \$81,587 | \$72,686 | \$67,085 | \$63,351 | \$60,762 |
| 5.75% | \$83,288 | \$74,469 | \$68,948 | \$65,289 | \$62,770 |
| 6.00% | \$85,005 | \$76,271 | \$70,833 | \$67,250 | \$64,800 |
| 6.25% | \$86,738 | \$78,092 | \$72,738 | \$69,232 | \$66,853 |
| 6.50% | \$88,487 | \$79,932 | \$74,663 | \$71,236 | \$68,926 |
| 6.75% | \$90,253 | \$81,790 | \$76,608 | \$73,260 | \$71,020 |

***If greater than Current Net Income cell formats RED

Refinance Cash Flow

| | 20 yrs | 25 yrs | 30 yrs | 35 yrs | 40 yrs |
|-------|------------|-----------|----------|----------|----------|
| 5.25% | \$97 | \$9,078 | \$14,756 | \$18,564 | \$21,221 |
| 5.50% | (\$1,587) | \$7,314 | \$12,915 | \$16,649 | \$19,238 |
| 5.75% | (\$3,288) | \$5,531 | \$11,052 | \$14,711 | \$17,230 |
| 6.00% | (\$5,005) | \$3,729 | \$9,167 | \$12,750 | \$15,200 |
| 6.25% | (\$6,738) | \$1,908 | \$7,262 | \$10,768 | \$13,147 |
| 6.50% | (\$8,487) | \$68 | \$5,337 | \$8,764 | \$11,074 |
| 6.75% | (\$10,253) | (\$1,790) | \$3,392 | \$6,740 | \$8,980 |

***If Refinance Cash Flow negative cell formats RED

Refinance DSCR

| | 20 yrs | 25 yrs | 30 yrs | 35 yrs | 40 yrs |
|-------|--------|--------|--------|--------|--------|
| 5.25% | 1.00 | 1.13 | 1.23 | 1.30 | 1.36 |
| 5.50% | 0.98 | 1.10 | 1.19 | 1.26 | 1.32 |
| 5.75% | 0.96 | 1.07 | 1.16 | 1.23 | 1.27 |
| 6.00% | 0.94 | 1.05 | 1.13 | 1.19 | 1.23 |
| 6.25% | 0.92 | 1.02 | 1.10 | 1.16 | 1.20 |
| 6.50% | 0.90 | 1.00 | 1.07 | 1.12 | 1.16 |
| 6.75% | 0.89 | 0.98 | 1.04 | 1.09 | 1.13 |

***If less than Required DSCR cell formats RED

Max Loan Dollars based on Required DSCR

| | 20 yrs | 25 yrs | 30 yrs | 35 yrs | 40 yrs |
|-------|-----------|-----------|-----------|-------------|-------------|
| 5.25% | \$813,482 | \$916,498 | \$996,260 | \$1,058,017 | \$1,105,833 |
| 5.50% | \$796,692 | \$894,262 | \$968,916 | \$1,026,037 | \$1,069,742 |
| 5.75% | \$780,425 | \$872,850 | \$942,735 | \$995,577 | \$1,035,533 |
| 6.00% | \$764,661 | \$852,224 | \$917,655 | \$966,550 | \$1,003,086 |
| 6.25% | \$749,381 | \$832,349 | \$893,621 | \$938,871 | \$972,289 |
| 6.50% | \$734,567 | \$813,192 | \$870,578 | \$912,464 | \$943,035 |
| 6.75% | \$720,201 | \$794,721 | \$848,477 | \$887,255 | \$915,229 |

***If less than Desired Loan Amount cell formats RED