Scenarios for 297 E 28th St, Los Angeles CA, 90011

	Conforming 30 Year Fixed	VA - 30 Year Fixed	FHA - 30 Year Fixed
Down Payment Percentage	25%	0%	3.50%
Down Payment	$187,500	$0	$56,250
Loan Amount	$562,500	$750,000	$723,500
Interest Rate	6.375%	5.75%	5.75%
Annual Percentage Rate (APR)	6.375%	5.75%	6.41%
Prinicipal & Interest Payment	$3,509.27	$4,470.90	$4,297.52
Estimated Property Tax	$687.50	$687.50	$687.50
Estimated Homeowner's Insurance	$125	$125	$125
Estimated Mortgage Insurance	$0	$0	$329.78
Estimated Total Monthly Payment	**$4,321.77**	**$5,283.40**	**$5,439.80**

RENTER OCCUPIED SCENARIO

Current Monthly Rent Unit 1	$1,578.63	$1,578.63	$1,578.63
Current Monthly Rent Unit 2	$1,739.84	$1,739.84	$1,739.84
Estimated Monthly Payment with Current Rental Occupancies	**$1,003.30**	**$1,964.93**	**$2,121.33**

Disclaimer - Interest rates and annual percentage rates (APR) shown are based upon current market rates and are for illustrative purposes only. In addition, interest rates and the APR shown are subject to change at any time and without notice; and are subject to credit and property approval based upon secondary market guidelines and could be subject to pricing add-ons related to property type, loan amount, loan-to-value, credit score, and refinance with cash out and other variables. For the Adjustable-Rate Mortgage (ARM) product; interest is fixed for a set period of time, and adjusts periodically thereafter. At the end of the fixed-rate period, the interest and payments may increase. The APR may increase after the loan consummation. Mortgage insurance may be required and the mortgage insurance premium will increase the APR and the monthly payment. Property taxes and other insurance, such as homeowner's insurance, will increase the month payment. This is not a credit decision or a commitment to lend.						