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RateWatch Report

Paoff First and Second Conventional
Arbor Ave
Edina, MN 55436

Subject Property

Arbor Ave
Edina, MN 55436

RATEWATCH ANALYSIS

CURRENT LOAN

Start Date	Lien Position	Loan Balance	Rate	Term
November 2008	1st	\$255,000	6.125 %	29.00 yrs

Current Payment

\$1,800

Payment Difference

\$451

MONTHLY HIGHLIGHTED PROGRAM

Program	Int. Rate	APR	Term
FHA	4.875 %	5.062 %	30 yrs

Recommended Payment

\$1,349

CURRENT MARKET PROGRAMS

Program Name	Int. Rate	Term	Current Payment	Proposed Payment	Monthly Difference	APR
FHA	4.875 %	30 yrs	\$1,800	\$1,349	\$451 Decrease	5.062 %
Conventional 1 point	4.875 %	30 yrs	\$1,800	\$1,349	\$451 Decrease	5.035 %
Conventional No Points	5.125 %	30 yrs	\$1,800	\$1,388	\$412 Decrease	5.287 %
Conventional 15 yr 1 point	4.375 %	15 yrs	\$1,800	\$1,934	\$134 Increase	4.798 %
Conventional 15 Year	4.625 %	15 yrs	\$1,800	\$1,967	\$167 Increase	4.900 %

FREEDOM POINT REMINDER WITH TERM REDUCTION STRATEGY

Investment Strategy

Monthly Pre-Pay Amount	Total Interest Savings	Freedom Point
\$25	\$14,394	27.83 Years
\$50	\$27,247	26.75 Years
\$100	\$49,294	24.83 Years

NOTES & SPECIAL ANNOUNCEMENTS

This Ratewatch report is designed to give you an overview of how your mortgage is performing based on the current market. It may, or may not, make sense to refinance based on today' rates. The intent of my monthly Ratewatch service is to keep you informed. If there are any questions you have pertaining to the information contained in this update, please call contact me.