

Beautiful Home in Rib Mountain! Many Recent Updates!

**WELLS
FARGO**

**HOME
MORTGAGE**



2504 Iris Lane, Wausau
\$269,000

Lots of Space!

- Great Family Home on Gorgeous Double Lot
- 3 Bedrooms
- New Shingles, Siding and Carpet
- New Appliances, Cabinetry and Paint
- Updated electric service and water heater
- New sinks, tubs and faucets
- Wausau West School District

CUSTOM-TAILORED FINANCING

	30 YEAR CONV Fixed 20.0% DOWN	30 YEAR CONV Fixed 10.0% DOWN	30 YEAR CONV ARM 20.0% DOWN
TOTAL MONTHLY PAYMENT*	\$1,645.03	\$1,831.37	\$1,563.86
CASH REQUIRED TO CLOSE†	\$37,846.36	\$35,018.07	\$59,601.96
NOTE RATE	5.875%	5.875%	5.625%
POINTS	0.000%	0.000%	0.000%
SALES PRICE	\$269,000	\$269,000	\$269,000
Base Loan	215,200	242,100	215,200
Financed Mortgage Insurance/Funding Fee	0	0	0
LOAN AMOUNT	\$215,200	\$242,100	\$215,200
DOWN PAYMENT	\$53,800	\$26,900	\$53,800
Secondary Financing	\$21,800	\$0	\$0
APR	5.9676%	6.2442%	6.0924%
Estimated Qualifying Income‡	\$4,842.51	\$5,549.58	\$4,738.95

* Total monthly payment includes monthly mortgage principal and interest payment, taxes, insurance, and any secondary financing payment. If the down payment is less than 20 percent, mortgage insurance may be needed, which could increase the payment and APR.

† Cash required to close includes origination fees, all prepaids, closing cost, and down payment.

‡ Check with Sales Representative for specific program guidelines.

Mary Jo Coleman

Home Mortgage Consultant
505 S 24TH AVE
WAUSAU, WI 54401
Office (715) 842-7330
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Gaffney Construction, LLC

Robert Gaffney, Owner

www.gaffneyluxury.com

Brod and Associates-Agent Owned

Wausau, WI

Work - (715) 297-7918

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7/29/2005

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Mary Jo ColemanHome Mortgage Consultant
505 S 24TH AVE
WAUSAU, WI 54401**WELLS
FARGO****HOME
MORTGAGE****MORTGAGE COMPARISON**

INITIAL INTEREST RATE	5.875%	5.875%	5.625%
POINTS	0.000%	0.000%	0.000%
TERM	360	360	360
LOAN TYPE	CONV Fixed	CONV Fixed	CONV ARM
Loan To Value	80.000%	90.000%	80.000%
Qualifying Rate	5.875%	5.875%	5.625%
APR	5.9676%	6.2442%	6.0924%

TRANSACTION DETAILS:

Sales Price	\$269,000	\$269,000	\$269,000
Base Loan Amount	215,200	242,100	215,200
Financed Mortgage Ins.	0	0	0
TOTAL LOAN	\$215,200	\$242,100	\$215,200
DOWN PAYMENT	\$53,800	\$26,900	\$53,800

MONTHLY PAYMENT:

P & I Payment	\$1,272.99	\$1,432.12	\$1,238.82
Other Financing P & I	\$47.00	\$0.00	\$0.00
Real Estate Taxes	280.21	280.21	280.21
Hazard Insurance	44.83	50.44	44.83
Monthly Mortgage Insurance	0.00	68.60	0.00
Other	0.00	0.00	0.00
TOTAL PAYMENT	\$1,645.03	\$1,831.37	\$1,563.86

PREPAIDS:

Prepaid Interim Interest	30 Days= 1,039.20	30 Days= 1,169.10	30 Days= 994.80
Real Estate Taxes Escrow	2 Months= 560.42	2 Months= 560.42	2 Months= 560.42
Hazard Insurance Escrow	2 Months= 89.66	2 Months= 100.88	2 Months= 89.66
1st Year Hazard Insurance	537.96	605.28	537.96
Mortgage Insurance Escrow	2 Months= 0.00	2 Months= 137.20	2 Months= 0.00
Mortgage Insurance Premium	0.00	1573.68	0.00
Other Insurance	2 Months= 0.00	2 Months= 0.00	2 Months= 0.00
1st Year Other Insurance	0.00	0.00	0.00
Other Tax	2 Months= 0.00	2 Months= 0.00	2 Months= 0.00
TOTAL PREPAIDS	\$2,227.24	\$4,146.56	\$2,182.84

CLOSING COSTS:

Discount Fee	\$0.00	\$0.00	\$0.00
Temporary Buydown Subsidy	0.00	0.00	0.00
Total Closing Costs	\$3,619.12	\$3,971.51	\$3,619.12
TOTAL BORROWER CLOSING COSTS	\$3,619.12	\$3,971.51	\$3,619.12

INVESTMENT REQUIRED:

Total Prepays	\$2,227.24	\$4,146.56	\$2,182.84
Total Borrower Closing Costs	\$3,619.12	\$3,971.51	\$3,619.12
Down Payment	\$53,800.00	\$26,900.00	\$53,800.00
Secondary Financing	\$21,800	\$0	\$0
CASH REQUIRED TO CLOSE	\$37,846.36	\$35,018.07	\$59,601.96
Cash Available	\$37,846.36	\$35,018.07	\$0.00
Over / Under	\$0.00	\$0.00	-\$59,601.96
Months Reserves Available	0	0	-38
Total Seller Contributions	\$0.00	\$0.00	\$0.00
Total Lender Contributions	\$0.00	\$0.00	\$0.00
Total Other Contributions	\$0.00	\$0.00	\$0.00

QUALIFYING INFO:

Qualifying House Ratio	33.00%	33.00%	33.00%
ACTUAL HOUSING RATIO	33.00%	33.00%	33.00%
Income (+/-) House	\$0.00	\$0.00	\$0.00
Qualifying Debt Ratio	38.00%	38.00%	38.00%
ACTUAL DEBT RATIO	33.00%	33.00%	33.00%
Income (+/-) Debt	\$655.91	\$730.21	\$623.55

The above information does not constitute a credit application. This information's sole purpose is to aid you in determining your ability to potentially qualify for a loan prior to making a credit application.