

Sample Broker

321 Somthing St.
Denver, CO 98498

Telephone: (303) 235-8989

Fax: (303) 984-9461

Email: pete@loanassist.com

Sample Customer

**123 Anystreet
Denver, CO 80123**

Dear Mortgage Customer:

As a mortgage company, we understand the value to our customers of home ownership. Many financial advisors agree it is a sound investment practice to pay off your mortgage early, particularly those who have refinanced and set their "mortgage clock" back to zero. A terrific program is now available which automatically saves you thousands of dollars in scheduled mortgage interest payments. It will also help you achieve mortgage free home ownership years sooner and build up the equity in your home more rapidly. It's called *The Mortgage Maximizer!*

Instead of making a full monthly payment every month, you make half of a payment every other week, or *biweekly*. It's that simple!

How effective is *The Mortgage Maximizer?*

Here's the comparison:

	<u>Monthly Plan</u>	<u>Mortgage Maximizer</u>
Payment/period	\$1,467.53/month	\$733.76/biweekly
Early payoff of loan	NONE	7.0 years.....Term Reduction
Total interest paid	\$328,309.53	\$238,084.33
Effective interest rate	8.000%	6.138%.....New Effective Rate
You save	\$0	\$90,225.20.....Interest Savings

The Mortgage Maximizer does not change the terms of your mortgage loan, it only alters the way you make your payments. You designate which checking account you want your payment to come from, and biweekly payments will automatically be collected electronically from that account. Your total monthly payment will then be initiated on the scheduled monthly due date. You won't have to worry about keeping track of when your payments are due, writing a check, paying postage and getting it mailed on time, and the timely payments will help to protect your good credit rating.

The Mortgage Maximizer has a one time enrollment fee of \$495, which can be debited from your designated bank account upon your enrollment. There is also a service fee of \$3.95 for each biweekly transaction, to cover costs for lender and payment information changes that occur. The normal insufficient funds charge and late charge apply if payments can't be collected.

We urge you to review the enclosed Personalized Loan Analysis. Then send in your Biweekly Enrollment Agreement And Authorization Form. If you need more information, please give me a call at (303) 235-8989.

Sincerely,

LoanAssist.com
Loan Officer

Name: Sample Customer
 Address: 123 Anystreet
 City, State, Zip: Denver, CO 80123
 Social Security #: 215-54-8254
 Day Time Phone: (303) 555-2121

Mortgage Maximizer
 Personalized Loan Analysis
 Prepared: 11/10/2004

Lender: Anywide
 Loan #: 984984
 Address: 123 Loan Lender St.
 City, State, Zip: Anytown, KS 24547
 Phone: (303) 555-1235

	<u>Paying Monthly</u> If you pay your mortgage monthly.	<u>Mortgage Maximizer</u> If you pay half your monthly payment every other week.		<u>Plus \$25.00</u> If you add \$25.00 to each biweekly payment.		<u>Plus \$50.00</u> If you add \$50.00 to each biweekly payment.		<u>Plus \$75.00</u> If you add \$75.00 to each biweekly payment.	
			<u>Benefit versus monthly.</u>		<u>Benefit versus monthly.</u>		<u>Benefit versus monthly.</u>		<u>Benefit versus monthly.</u>
Loan Amount	\$200,000	\$200,000		\$200,000		\$200,000		\$200,000	
Effective Interest Rate	8.000%	6.138%	-1.862%	5.606%	-2.394%	5.175%	-2.825%	4.815%	-3.185%
Payment	\$1,467.53	\$733.76		\$758.76		\$783.76		\$808.76	
Total Interest Savings	\$0.00	\$90,225	\$90,225	\$114,703	\$114,703	\$134,077	\$134,077	\$149,889	\$149,889
Years Paid Off Early	None	7.0	7.0	9.0	9.0	10.6	10.6	12.0	12.0
After 1.0 Year	\$198,329	\$196,832	\$1,497	\$196,158	\$2,171	\$195,485	\$2,844	\$194,811	\$3,518
After 5.0 Years	\$190,140	\$181,302	\$8,837	\$177,328	\$12,812	\$173,353	\$16,787	\$169,378	\$20,762
After 7.5 Years	\$183,524	\$168,758	\$14,766	\$162,116	\$21,408	\$155,474	\$28,050	\$148,832	\$34,692
After 10.0 Years	\$175,449	\$153,446	\$22,003	\$143,549	\$31,900	\$133,652	\$41,797	\$123,755	\$51,694
After 12.5 Years	\$165,593	\$134,756	\$30,837	\$120,886	\$44,707	\$107,016	\$58,577	\$93,146	\$72,447
After 18.0 Years	\$135,574	\$77,833	\$57,741	\$51,862	\$83,712	\$25,890	\$109,684	\$0	\$135,574
After 19.4 Years	\$125,463	\$59,269	\$66,194	\$29,242	\$96,221	\$0	\$125,463		
After 21.0 Years	\$112,724	\$34,504	\$78,220	\$0	\$112,724				
After 23.0 Years	\$94,155	\$0	\$94,155						

Which do you prefer?

Make payments for or for	30.0 yrs	23.0 yrs	21.0 yrs	19.4 yrs	18.0 yrs
In 7.5 years still owe or only owe	\$183,524	\$168,758	\$162,116	\$155,474	\$148,832
In 23.0 years still owe or owe	\$94,155	\$0	\$0	\$0	\$0
Pay monthly and save or biweekly and save	\$0	\$90,225	\$114,703	\$134,077	\$149,889

Please initial here _____, and return with Biweekly Enrollment Agreement And Authorization Form.

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The Mortgage Maximizer **Biweekly Enrollment Agreement And Authorization Form**

INSTRUCTIONS

Enclosed please find the documents necessary to enroll your mortgage loan in our program.

_____ Please initial where indicated at the bottom of your Personalized Loan Analysis.

_____ Please insert additional principal to be added to each biweekly debit (if any).

_____ Please sign and date where indicated.

Return both pages to this office. Please retain your copy for your records.

NOTE: Please mail or fax your Biweekly Enrollment Agreement And Authorization Form with a voided check to us within 24 hours to avoid any changes to the dates and amounts shown. You will receive verification of your enrollment within fifteen (15) days. If you do not receive verification of your enrollment before your second payment is due, please contact us.

The Mortgage Maximizer

Biweekly Enrollment Agreement And Authorization Form

- 1) **GUARANTEE:** Our service of restructuring and managing this mortgage on our biweekly payment program is a mortgage savings strategy only. This agreement will not change the existing mortgage contract in any way. The Mortgage Maximizer(TM) guarantees that this agreement will not violate any provision of enrollee's underlying mortgage agreement. In the event that this agreement is found by enrollee's lender to be in violation of the agreements between the borrower and lender, this agreement shall be cancelled upon written notice from enrollee. Enrollee shall be entitled to a refund of all biweekly debits that have not been sent to the enrollee's lender. All bankings service fees are non-refundable.
- 2) **MODIFICATION OR CANCELLATION:** The enrollee has the right to modify or cancel this agreement at any time at no charge. In the event the enrollee terminates this agreement, enrollee will be entitled to a refund of all biweekly debits that have not yet been sent to the enrollee's lender. All banking service fees are non-refundable.
- 3) **TERM:** Upon enrollment, The Mortgage Maximizer shall commence and continue to transfer payment as outlined in the authorization below from enrollee's bank account for the period of time required to pay off enrollee's mortgage unless enrollee pays off the loan in full (typically upon refinancing or selling the property securing the mortgage), in which case this Agreement shall automatically be cancelled. In such event, however, enrollee may enroll any new mortgage by submitting a new Biweekly Enrollment Agreement And Authorization Form on the new loan. A transfer fee of \$25.00 may be charged.
- 4) **FUND TRANSFERS AND PAYMENT GUARANTEE:** Funds are transferred via the Federal Reserve System. All transactions are protected under Federal Banking Laws, And all funds transferred are protected by the Federal Reserve Banking Regulation. The Mortgage Maximizer guarantees to pay enrollee's mortgage payment with funds collected from enrollee. If enrollee's account has insufficient funds when the mortgage payment is drafted, The Mortgage Maximizer cannot be held responsible for making the mortgage payment. In the event a debit is charged back for any reason subsequent to the mortgage payment being made on behalf of enrollee, enrollee agrees to reimburse The Mortgage Maximizer for the charge back, plus a service charge of \$25.00.
- 5) **NOTICES:** All notices required or permitted by law under this agreement shall be in writing and shall be sent via U.S. Postal Service, postage paid, to the appropriate party at the address specified in this agreement for such part, or to such other address as either party may designate to the other. Enrollee must notify The Mortgage Maximizer in writing within three (3) business days of any changes in enrollee's mortgage, including but not limited to (a) changes to variable payment amounts, (b) change of payment address, (c) change of lender, (d) change of loan number, or (e) any changes to enrollee' bank account information.
- 6) **TERMINATION AND REINSTATEMENT:** The Mortgage Maximizer may terminate this agreement in the event debit transfers from enrollee's bank account cannot be made because of (a) insufficient funds, (b) account closed, (c) other reasons which are within enrollee's control. Enrollee may request reinstatement of this agreement by submitting a written request for reinstatement. Reinstatement will be at the sole discretion of The Mortgage Maximizer. In the event this agreement is terminated by either the enrollee or The Mortgage Maximizer, enrollee will be entitled to a refund of all biweekly debits that have not yet been sent to the enrollee's lender. All banking service fees are non-refundable.
- 7) **ACCURACY OF COMPUTER ANALYSIS:** All calculations are based on the accuracy of the information supplied by enrollee. Changes in the mortgage information, such as with adjustable rate mortgages, will have an effect on the results illustrated in the computer analysis.

Authorization

Please enroll me in The Mortgage Maximizer. I authorize you to initiate electronic biweekly (every 14 days) drafts from the account reflected on the attached VOIDED CHECK. I authorize The Mortgage Maximizer to charge the account for the following amounts and purposes and no other:

One time enrollment fee	\$495	Biweekly debit amount (equals 1/2 the monthly mortgage payment)	\$733.76
		Biweekly transaction fee	\$3.95
_____ Check enclosed		Basic amount authorized to be debited from the account biweekly	\$737.71
_____ From loan proceeds		Optional addition to biweekly amount	_____
_____ Debit upon enrollment		Total amount authorized to be debited from the account biweekly	_____

A late fee of \$15 will be charged each time a debit fails because of insufficient funds.

(Signature)

(Date)

(Signature)

(Date)

IMPORTANT: Voided Check Must Be Attached For Accurate Processing

Please sign and return.

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(Signature)

(Date)

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