

**MULTI-STATE
TANGIBLE NET BENEFIT DETERMINATION WORKSHEET**

The original of this form must be retained in the originator's loan file.

The following worksheet must be used to ascertain and quantify the tangible net benefit realized in refinancing of the referenced mortgage loan. Additional information may be provided on supplemental sheets or on the reverse.

If the Loan Amount of the previous loan is unknown, the chart below may substitute the Loan Payoff amount as long as it is clearly so identified.

Loan Originator/Processor: _____

Lender: _____

Borrower(s) Name: _____

Property Address: _____

Loan Number: _____

LOAN INFORMATION

	New Loan	Previous Loan
Loan Date:		
Loan Amount:		
Loan Term:		
Loan Product:		
Note Rate*:		
P& I Payment:		
Closing Costs**:		
Prepayment Penalty:	Yes - No	
Loan Purpose:		
If Cash-Out - Purpose:		
Accounts to be Paid off:		
Months to recoup cost***:		

* Fully Indexed Rate

** New Lender/Broker Closing Costs and Title Company fee's

*****# of Months to recoup cost must not exceed 60 months if no other benefit is obtained other than lowering the interest rate with the same term as the original loan**

LOAN ORIGINATOR TO COMPLETE:

The borrower will receive the following described tangible, net benefit through a refinancing of an existing loan (please check every benefit that applies):

Product Change

- Refinance to lower interest rate with the same term as the original loan.
- Refinancing of a balloon loan.
- Converting from an adjustable rate to a fixed interest rate.
- Refinance of an Interest Only or Payment Option ARM loan into a fully amortized mortgage that requires principal reduction with each payment.
- Obtaining a shorter loan term with the same or reduced interest rate as the original loan.

Financial Improvement

- Consolidating other high rate loans and debts into a single low rate loan. Will the new total monthly payment be lower than the total of all monthly obligations being financed?
- Avoiding foreclosure under the terms of an existing mortgage loan.
- Cure delinquent debts secured by the subject property that could result in the loss of property. (For example; tax liens, judgment, Bankruptcies, etc).
- Ability to remove mortgage insurance by lowering loan-to-value (LTV) ratio.

Cash Out Benefits

- The borrower will receive cash-out from the new loan to pay necessary expenses.
 - Medical expenses
 - Education expenses
 - Home improvements
 - Other:

Title Transfer Benefits

- Payoff a Contract for Deed or Refinance of a lease option or Removal or buyout of co-borrower from title with court order or evidence that the co-borrower no longer sides at the property.

Further Benefit Explanation (if needed):

LOAN ORIGINATOR TO COMPLETE:

The borrower will receive the following described tangible, Negative net benefit through a refinancing of an existing loan (please check every benefit that applies):

Negative Features

- New loan term is longer than current loan term or longer than remaining number of payments owed.
- Monthly payments higher [higher payments can be appropriate if the principal balance of your new loan is higher than the balance of your existing loan because you are consolidating other debts or because you received cash for the loan proceeds at closing].
- Prepayment penalty when this refinancing is closed.
- Substantial closing costs. (greater than a 60 month recoup). Even if financed as part of your new loan, closing costs can reduce your available cash or cause short term reductions in the equity in the home.
- Borrower expects to move within next several years.
- Monthly payments increase due to adjustable rate feature of new loan.
- Borrower lacks confidence in continuation of employment or other income source.
- Maximum interest rate on new loan is higher than maximum adjustable rate on current loan.

Further Adverse Factors Explanation (if needed):

Prepared By: _____
(PRINT NAME)

Preparer Signature _____ Date: _____