

Shopping for you Mortgage

Choosing the right mortgage lender and mortgage loan program is as important as choosing the right Realtor and finding the right home. A wise shopper will look at market factors and competition to obtain the best price on their home purchase. The same should be true in selecting your loan representative.

The key points most people will consider when shopping for their loan are:

- The Loan Program
- The Rate of Interest
- The Closing Costs (including the points)

Because competition is a very strong today other factors will likely affect your final decision in choosing your lender. These reasons are similar to the reasons you select your Realtor. We believe those factors:

- Accessibility
- Reputation
- Dependability
- Honesty
- Knowledge and experience

This brochure is provided to your Realtor by American Midwest Mortgage to assist you in looking at the many factors that will affect your decisions in selecting the best loan program and lender based upon your needs. Schmidt Mortgage had been assisting homebuyers and homeowners since 1940.



Financing The Dream®

- ❖ Fixed Rates
- ❖ Adjustable Rates
- ❖ Jumbo Loans
- ❖ Bridge Loans
- ❖ No Income/No Asset
- ❖ Investment purchases
- ❖ Interest Only
- ❖ FHA Direct Endorsement
- ❖ VA Automatic
- ❖ Desktop Underwriting

Tim Bradford
Loan Officer

Call anytime (216) 324-8113



www.AMMCorp.net

Mortgage Payment

Factors and Guidelines



Call for custom printing)

Realtor Name

Realty Company

Phone Numbers

Call for custom printing)

Printed

in cooperation with

Tim Bradford



Compute your Payment

Using the table to the right you can estimate your monthly payment. The amounts shown represent the cost per \$1,000 of your loan amount.

Example

Loan Amount 90,000 at 6.00% for 30 Years
(90 x 5.9955) = 539.59 per month.

To this number add the monthly Real-Estate Taxes, Home Owners insurance and any required Mortgage Insurance's.

Call for custom printing)

Realtor Name
Realty Company
Phone Numbers

Call for custom printing)

Printed
in cooperation with
Tim Bradford
(216) 324-8113



COST PER \$1,000 FOR MORTGAGES				
Rate	TERM OF LOAN			
	15yr	20yr	25yr	30yr
3.000%	6.9058	5.5460	4.7421	4.2160
3.250%	7.0267	5.6720	4.8732	4.3521
3.500%	7.1488	5.7996	5.0062	4.4904
3.750%	7.2722	5.9289	5.1413	4.6312
4.000%	7.3969	6.0598	5.2784	4.7742
4.125%	7.4597	6.1259	5.3476	4.8465
4.250%	7.5228	6.1923	5.4174	4.9194
4.375%	7.5862	6.2592	5.4876	4.9929
4.500%	7.6499	6.3265	5.5583	5.0669
4.625%	7.7140	6.3942	5.6295	5.1414
4.750%	7.7783	6.4622	5.7012	5.2165
4.875%	7.8430	6.5307	5.7733	5.2921
5.000%	7.9079	6.5996	5.8459	5.3682
5.125%	7.9732	6.6688	5.9190	5.4449
5.250%	8.0388	6.7384	5.9925	5.5220
5.375%	8.1047	6.8085	6.0665	5.5997
5.500%	8.1708	6.8789	6.1409	5.6779
5.625%	8.2373	6.9497	6.2157	5.7566
5.750%	8.3041	7.0208	6.2911	5.8357
5.875%	8.3712	7.0924	6.3668	5.9154
6.000%	8.4386	7.1643	6.4430	5.9955
6.125%	8.5062	7.2366	6.5196	6.0761
6.250%	8.5742	7.3093	6.5967	6.1572
6.375%	8.6425	7.3823	6.6742	6.2387
6.500%	8.7111	7.4557	6.7521	6.3207
6.625%	8.7799	7.5295	6.8304	6.4031
6.750%	8.8491	7.6036	6.9091	6.4860
6.875%	8.9185	7.6781	6.9883	6.5693
7.000%	8.9883	7.7530	7.0678	6.6530
7.125%	9.0583	7.8282	7.1477	6.7372
7.250%	9.1286	7.9038	7.2281	6.8218
7.375%	9.1992	7.9797	7.3088	6.9068
7.500%	9.2701	8.0559	7.3899	6.9921
7.625%	9.3413	8.1325	7.4714	7.0779
7.750%	9.4128	8.2095	7.5533	7.1641
7.875%	9.4845	8.2868	7.6355	7.2507
8.000%	9.5565	8.3644	7.7182	7.3376
8.125%	9.6288	8.4424	7.8012	7.4250
8.250%	9.7014	8.5207	7.8845	7.5127
8.375%	9.7743	8.5993	7.9682	7.6007
8.500%	9.8474	8.6782	8.0523	7.6891
8.625%	9.9208	8.7575	8.1367	7.7779
8.750%	9.9945	8.8371	8.2214	7.8670
8.875%	10.0684	8.9170	8.3065	7.9564
9.000%	10.1427	8.9973	8.3920	8.0462
9.250%	10.2919	9.1587	8.5638	8.2268

EIGHT REASONS WHY IT PAYS TO DO BUSINESS WITH A MORTGAGE BANKER/BROKER

- It costs no more to do business with a mortgage banker/broker.
- A mortgage banker/broker offers you a choice of the best available mortgage programs.
- Because of the diversity, the opportunities for loan applicants who quality are greatly improved.
- Your mortgage banker/broker gives you access to many major lenders.
- Your mortgage banker/broker always has financing available.
- Fast, hassle-free closing: if your loan doesn't close, the banker/broker doesn't get paid.
- Tim Bradford has the experience & expertise to save you time and money in the residential and construction lending. Contact American Midwest Mortgage today!

The process of obtaining or refinancing a mortgage loan can be intimidating, confusing, and stressful. There are infinite number of options available and paperwork to complete. American Midwest Mortgage is committed to helping you make the best mortgage choice for your present and future needs. Our goal is to get you out of debt as soon as possible. Making the right mortgage decision can help you pay off your debt.