



Does it make sense to refinance? If so, at what rate?

Each monthly payment is based on a loan amount of \$10,000 for a 30 year fixed rate loan.

Current interest rate	Original Pmt	Savings per month per \$10,000 of loan amount											
		New Rate	5.250%	5.125%	5.000%	4.875%	4.750%	4.625%	4.500%	4.375%	4.250%	4.125%	4.000%
		New Pmt	\$ 55.22	\$ 54.45	\$ 53.68	\$ 52.92	\$ 52.16	\$ 51.41	\$ 50.67	\$ 49.93	\$ 49.19	\$ 48.46	\$ 47.74
6.500%	\$ 63.21	\$ 7.99	\$ 8.76	\$ 9.52	\$ 10.29	\$ 11.04	\$ 11.79	\$ 12.54	\$ 13.28	\$ 14.01	\$ 14.74	\$ 15.47	
6.375%	\$ 62.39	\$ 7.17	\$ 7.94	\$ 8.70	\$ 9.47	\$ 10.22	\$ 10.97	\$ 11.72	\$ 12.46	\$ 13.19	\$ 13.92	\$ 14.65	
6.250%	\$ 61.57	\$ 6.35	\$ 7.12	\$ 7.89	\$ 8.65	\$ 9.41	\$ 10.16	\$ 10.90	\$ 11.64	\$ 12.38	\$ 13.11	\$ 13.83	
6.125%	\$ 60.76	\$ 5.54	\$ 6.31	\$ 7.08	\$ 7.84	\$ 8.60	\$ 9.35	\$ 10.09	\$ 10.83	\$ 11.57	\$ 12.30	\$ 13.02	
6.000%	\$ 59.96	\$ 4.73	\$ 5.51	\$ 6.27	\$ 7.03	\$ 7.79	\$ 8.54	\$ 9.29	\$ 10.03	\$ 10.76	\$ 11.49	\$ 12.21	
5.875%	\$ 59.15	\$ 3.93	\$ 4.71	\$ 5.47	\$ 6.23	\$ 6.99	\$ 7.74	\$ 8.49	\$ 9.23	\$ 9.96	\$ 10.69	\$ 11.41	
5.750%	\$ 58.36	\$ 3.14	\$ 3.91	\$ 4.68	\$ 5.44	\$ 6.19	\$ 6.94	\$ 7.69	\$ 8.43	\$ 9.16	\$ 9.89	\$ 10.62	
5.625%	\$ 57.57	\$ 2.35	\$ 3.12	\$ 3.88	\$ 4.64	\$ 5.40	\$ 6.15	\$ 6.90	\$ 7.64	\$ 8.37	\$ 9.10	\$ 9.82	
5.500%	\$ 56.78	\$ 1.56	\$ 2.33	\$ 3.10	\$ 3.86	\$ 4.61	\$ 5.36	\$ 6.11	\$ 6.85	\$ 7.58	\$ 8.31	\$ 9.04	
5.375%	\$ 56.00	\$ 0.78	\$ 1.55	\$ 2.31	\$ 3.08	\$ 3.83	\$ 4.58	\$ 5.33	\$ 6.07	\$ 6.80	\$ 7.53	\$ 8.26	
5.250%	\$ 55.22	\$ -	\$ 0.77	\$ 1.54	\$ 2.30	\$ 3.06	\$ 3.81	\$ 4.55	\$ 5.29	\$ 6.03	\$ 6.76	\$ 7.48	
5.125%	\$ 54.45	\$ (0.77)	\$ -	\$ 0.77	\$ 1.53	\$ 2.28	\$ 3.03	\$ 3.78	\$ 4.52	\$ 5.25	\$ 5.98	\$ 6.71	
5.000%	\$ 53.68	\$ (1.54)	\$ (0.77)	\$ -	\$ 0.76	\$ 1.52	\$ 2.27	\$ 3.01	\$ 3.75	\$ 4.49	\$ 5.22	\$ 5.94	
4.875%	\$ 52.92	\$ (2.30)	\$ (1.53)	\$ (0.76)	\$ -	\$ 0.76	\$ 1.51	\$ 2.25	\$ 2.99	\$ 3.73	\$ 4.46	\$ 5.18	
4.750%	\$ 52.16	\$ (3.06)	\$ (2.28)	\$ (1.52)	\$ (0.76)	\$ -	\$ 0.75	\$ 1.50	\$ 2.24	\$ 2.97	\$ 3.70	\$ 4.42	
4.625%	\$ 51.41	\$ (3.81)	\$ (3.03)	\$ (2.27)	\$ (1.51)	\$ (0.75)	\$ -	\$ 0.75	\$ 1.49	\$ 2.22	\$ 2.95	\$ 3.67	
4.500%	\$ 50.67	\$ (4.55)	\$ (3.78)	\$ (3.01)	\$ (2.25)	\$ (1.50)	\$ (0.75)	\$ -	\$ 0.74	\$ 1.47	\$ 2.20	\$ 2.93	

How to use this chart:

Determine the interest rate on your current loan. Then look in the main columns for the interest rate available today (**"New Rate"**). Scroll down in that column to find the monthly savings between the two interest rates for each \$10,000 of loan amount. Then, divide your current loan amount by 10,000 and multiply that number by the monthly savings available today at the **"New Rate"**. The result will be your total monthly savings by refinancing.

The next step is to understand how much it might cost to refinance at your **"New Rate"**. Consult your trusted mortgage broker to find out what the costs will be for a refinance. Remember that, on any given day, there is a "teeter-totter" relationship between interest rate you select and the cost to refinance at that rate. The lower the rate, the higher the cost and the higher the rate, the lower the cost. Your mortgage broker can explain this to you.