

Mortgage History

Bethany Beach, DE

<u>DATE</u>	<u>PREVAILING RATE</u>	<u>OBTAINED RATE</u>	<u>TERMS</u>
11/8/02	6.37% (jumbo rate)	6.125 %	30 Years 20 % down (\$1,160,000)
5/20/03	5.65% (jumbo rate)	5.625%	30 years \$1,160,259
4/22/04	4.83% (jumbo rate)	4.875%	*15 years \$1,070,000 (current balance: \$784,000)

Bismarck, ND

<u>DATE</u>	<u>PREVAILING RATE</u>	<u>OBTAINED RATE</u>	<u>TERMS</u>
Residence of Kent Conrad, who solely owns property			
7/23/04	**4.9%	5.75%	30 year w/ 5-year ARM \$96,000 (at time, property valued at \$260,000) (current balance: \$32,000)

*Jumbo rates are not broken down into 15 year rate in the information we could access. We were told the best way to determine the Prevailing Rate is by splitting the difference between the 30 year and 1/1 ARM.

**Mortgage rates are typically 1.25% over the treasury yield that would correspond to the term of the loan, in this case 5 years. In July 2004 the five-year note was around 3.65%; adding the 1.25% results in a reasonable average of 4.9%

SOURCE FOR PREVAILING RATE ON JUMBO LOANS: HSH Financial Publishers