1 Year term vs 5 year term

Break even rate = 5.85% at renewal

BASED ON 25 YR AMORTIZATION & MONTHLY PAYMENTS

RENEW 5 YR AT 6.50%

1 YR @ 4.5%	PAYMENT	END BALANCE	IN ONE YEAR'S TIME	PAYMENT	INCREASE
$250,000	$1,383.68	$244,428.84	>>>>>>>>>>>>>>>>>>>	$1,637.24	$253.56
5 YR @ 5.4%	$1,511.46	$245,094.17	NO RENEWAL NEEDED	$1,511.46	$0.00
Monthly Difference	$127.78		Monthly Difference	($125.78)	
Saving for 1 YR	$1,533.36		Difference x 48 months	($6,037.44)	
			Total Exposure	($4,504.08)	

RENEW 5 YR AT 6.00%

1 YR @ 4.5%	PAYMENT	END BALANCE	IN ONE YEAR'S TIME	PAYMENT	INCREASE
$250,000	$1,383.68	$244,428.84	>>>>>>>>>>>>>>>>>>>	$1,563.87	$180.19
5 YR @ 5.4%	$1,511.46	$245,094.17	NO RENEWAL NEEDED	$1,511.46	$0.00
Monthly Difference	$127.78		Monthly Difference	($52.41)	
Saving for 1 YR	$1,533.36		Difference x 48 months	($2,515.68)	
			Total Exposure	($982.32)	