



Debt Consolidation Analysis

Prepared For

Tom & Tess London

MEDITERRANEA

Prepared On : 2011-02-25
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Debt Consolidation Analysis

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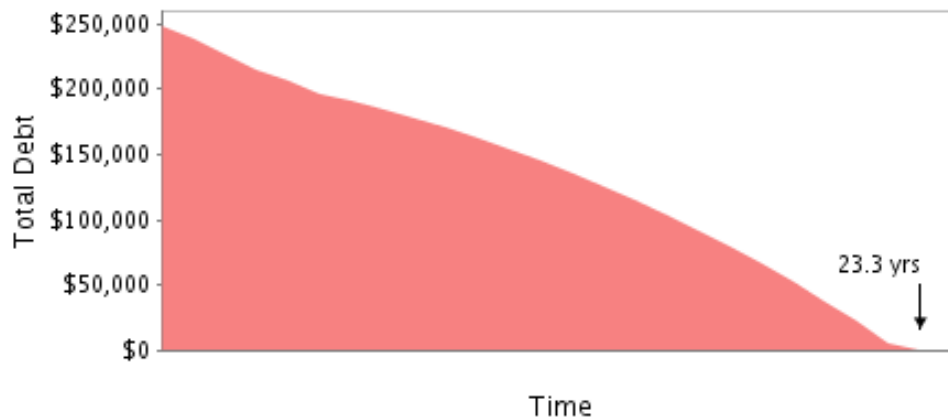
Current Situation

This debt consolidation analysis has been done for the following liabilities:

Description	Current Loan Balance	Monthly Payment Amount	Interest Rate	Loan Paid Off In
Mortgage	£216,596	£1,433	5.95%	23.3 Years
Credit Card	£5,000	£79	19.50%	198 Months
Personal Loan	£9,176	£331	7.50%	31 Months
Car	£17,138	£331	5.99%	60 Months
Total	£247,910	£725		

When we analyze your current situation, we find that your total payments on all of your loans will be £446,313 with total interest of £198,546. Given your current situation, you will be debt free in 23.3 years.

	Total Payment	Total Interest	Total Time
Current Way	£446,313	£198,546	23.3 yrs



Proposed Debt Consolidation

By consolidating liabilities into a single loan you could reduce your interest costs significantly. Here's the strategy we recommend:

Loan amount: £247,910 which includes all of the liabilities identified above and also includes £0 penalty to payout your current mortgage.

Interest Rate Assumption: 3.00% fixed rate on £247,910 of the loan.

Loan Payments: Your current total payments on the loans identified above are equivalent to £2,174 per month. Our assumption relative to loan payments for your consolidated loan is that payments will be £1,800 per month. An assumed reduction of £374 per month.

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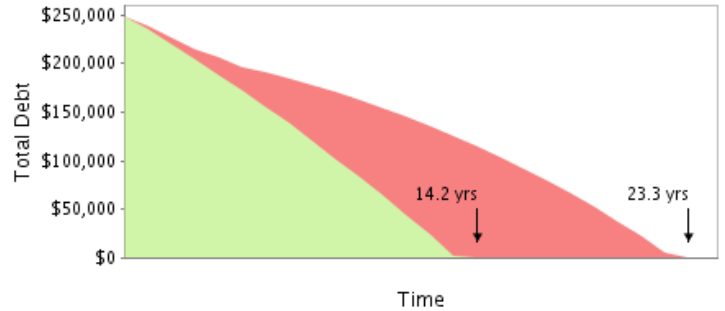
Results

When we recognize all of the assumptions identified above we have determined that you could realize interest savings of £142,177 over the lifetime of your loans.

In addition you can reduce your loan period down from 23.3 years to 14.2 years.

This represents an improvement of 9.2 years.

	Total Payment	Total Interest	Total Time
Current Way	£446,313	£198,546	23.3 yrs
Proposed Way	£304,279	£56,369	14.2 yrs



Your Current Situation Using Current Mortgage and Loan Rates

Year	Principal	Interest	Ending Balance
1	£10,955	£15,133	£236,955
2	£11,676	£14,412	£225,279
3	£10,577	£13,669	£214,702
4	£9,020	£13,096	£205,682
5	£9,510	£12,536	£196,172
6	£6,092	£12,052	£190,080
7	£6,482	£11,662	£183,598
8	£6,900	£11,244	£176,698
9	£7,348	£10,796	£169,350
10	£7,828	£10,316	£161,522
11	£8,343	£9,801	£153,179
12	£8,897	£9,247	£144,283
13	£9,493	£8,651	£134,789
14	£10,136	£8,008	£124,653
15	£10,830	£7,314	£113,823
16	£11,582	£6,562	£102,241
17	£11,850	£5,770	£90,391
18	£12,145	£5,051	£78,246
19	£12,888	£4,308	£65,358
20	£13,676	£3,520	£51,682
21	£14,512	£2,684	£37,169
22	£15,400	£1,796	£21,769
23	£16,342	£854	£5,428
24	£5,428	£66	£0

Proposed Consolidation Using 3.00% on Fixed Loan

Year	Principal	Interest	Ending Balance
1	£14,359	£7,241	£233,551
2	£14,796	£6,804	£218,755
3	£15,246	£6,354	£203,509
4	£15,710	£5,890	£187,800
5	£16,187	£5,413	£171,612
6	£16,680	£4,920	£154,933
7	£17,187	£4,413	£137,746
8	£17,710	£3,890	£120,036
9	£18,248	£3,352	£101,787
10	£18,804	£2,796	£82,984
11	£19,375	£2,225	£63,608
12	£19,965	£1,635	£43,643
13	£20,572	£1,028	£23,071
14	£21,198	£402	£1,874
15	£1,874	£5	£0

These projections are based on the information identified in this report and are for illustration purposes. The results will change should any of the assumptions identified change. The results shown are for illustrative purposes only and are not guaranteed.

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Commentary on Our Assumptions

Current Situation . When we project your current liabilities, we assume that the payments you identified will continue till each loan is paid off. We assume that the interest rates remain constant and that no additional payments are made over the lifetime of the loan.

Proposed Starting Loan . When showing the results based on our recommendations, we assume that all the identified liabilities are combined and that any penalties associated with the consolidation are included in the new loan balance. We also apply any lump sum payments you indicated you could make today to reduce the starting loan

Proposed Payments . Our projections relative the paydown of your loan include all of the loan payments currently being made on all of your loans until such time as the new loan is paid off.

Additional Monthly Deposits . Our projections relative to the paydown of your loan include any additional monthly deposits you identified you could make towards paying down your debt sooner.

General . These projections are based on the information identified in this report and are for illustration purposes. The results will change should any of the assumptions identified change. The results shown are for illustrative purposes only and are not guaranteed.