

Prepared for:	Benedict
Loan amount:	\$ 1,122,195
Loan tenure:	20 Year(s)
Date:	25 Mar 2020

Refinance Analysis

This gives you the total principal, interest and monthly installment payable over 3 years



Interest Cost Saving Analysis

		Current Package	Tracker PKG(1)	Fixed PKG(2)
Year 1	Rate	2.500%	1.341%	1.680%
	Accumulated interest payable	\$27,555	\$14,747	\$18,487
	Accumulated savings	-	\$12,809	\$9,068
Year 2	Rate	2.500%	1.341%	1.680%
	Accumulated interest payable	\$54,003	\$28,829	\$36,169
	Accumulated savings	-	\$25,174	\$17,834
Year 3	Rate	2.500%	1.341%	1.591%
	Accumulated interest payable	\$79,315	\$42,237	\$52,134
	Accumulated savings	-	\$37,077	\$27,181
Year 4	Rate	2.500%	1.341%	1.591%
	Accumulated interest payable	\$103,462	\$54,963	\$67,304
	Accumulated savings	-	\$48,499	\$36,158
Year 5	Rate	2.500%	1.341%	1.591%
	Accumulated interest payable	\$126,415	\$66,997	\$81,665
	Accumulated savings	-	\$59,418	\$44,750
Thereafter	Rate	2.500%	1.341%	1.591%
	Accumulated interest payable	\$148,145	\$78,330	\$95,206
	Accumulated savings	-	\$69,815	\$52,939

Package Details

	PKG(1)	PKG(2)
Name	Tracker	Fixed
Ownership type	Indv	Indv
Property type	PTE	PTE, HDB
Purpose	New, Refinance	New, Refinance
Year 1	<u>1.341%</u> 3M SIBOR: 0.991% Spread: 0.350%	<u>1.680%</u> Fixed
Year 2	<u>1.341%</u> 3M SIBOR: 0.991% Spread: 0.350%	<u>1.680%</u> Fixed
Year 3	<u>1.341%</u> 3M SIBOR: 0.991% Spread: 0.350%	<u>1.591%</u> 3M SIBOR: 0.991% Spread: 0.600%
Year 4	<u>1.341%</u> 3M SIBOR: 0.991% Spread: 0.350%	<u>1.591%</u> 3M SIBOR: 0.991% Spread: 0.600%
Year 5	<u>1.341%</u> 3M SIBOR: 0.991% Spread: 0.350%	<u>1.591%</u> 3M SIBOR: 0.991% Spread: 0.600%
Thereafter	<u>1.341%</u> 3M SIBOR: 0.991% Spread: 0.350%	<u>1.591%</u> 3M SIBOR: 0.991% Spread: 0.600%
Lock in period (year)	2	2
Legal subsidy	New (No) Refi (Yes) Legal Subsidy - \$1,800	New (No) Refi (Yes) Legal Subsidy - \$1,800
Min loan amount	\$1,200,000	\$1,000,000
Remarks	- Valuation Subsidy - \$500 (Subjected to Approval) - 1 x Free Conversion after lock in - MortgageOne Interest Offset Feature (PTE Only)	Valuation Subsidy: \$500 (Subjected to Approval) - Free Conversion after Lock In

Amortization Table

CURRENT PACKAGE

	Outstanding Balance	Monthly Installment	Monthly Principal	Monthly Interest	Accumulated Installments	Accumulated Principals	Accumulated Interests
End Of Year 1	\$1,078,392	\$5,947	\$3,650	\$2,296	\$71,359	\$43,803	\$27,555
End Of Year 2	\$1,033,481	\$5,947	\$3,743	\$2,204	\$142,717	\$88,714	\$54,003
End Of Year 3	\$987,434	\$5,947	\$3,837	\$2,109	\$214,076	\$134,761	\$79,315
End Of Year 4	\$940,223	\$5,947	\$3,934	\$2,012	\$285,434	\$181,972	\$103,462
End Of Year 5	\$891,818	\$5,947	\$4,034	\$1,913	\$356,793	\$230,377	\$126,415
Thereafter	\$842,189	\$5,947	\$4,136	\$1,811	\$428,151	\$280,006	\$148,145

***** PKG(1) || TRACKER

	Outstanding Balance	Monthly Installment	Monthly Principal	Monthly Interest	Accumulated Installments	Accumulated Principals	Accumulated Interests
End Of Year 1	\$1,072,941	\$5,333	\$4,105	\$1,229	\$64,001	\$49,255	\$14,747
End Of Year 2	\$1,023,021	\$5,333	\$4,160	\$1,174	\$128,002	\$99,174	\$28,829
End Of Year 3	\$972,429	\$5,333	\$4,216	\$1,117	\$192,003	\$149,766	\$42,237
End Of Year 4	\$921,153	\$5,333	\$4,273	\$1,060	\$256,005	\$201,042	\$54,963
End Of Year 5	\$869,186	\$5,333	\$4,331	\$1,003	\$320,006	\$253,009	\$66,997
Thereafter	\$816,518	\$5,333	\$4,389	\$944	\$384,007	\$305,677	\$78,330

***** PKG(2) || FIXED

	Outstanding Balance	Monthly Installment	Monthly Principal	Monthly Interest	Accumulated Installments	Accumulated Principals	Accumulated Interests
End Of Year 1	\$1,074,580	\$5,508	\$3,968	\$1,541	\$66,102	\$47,615	\$18,487
End Of Year 2	\$1,026,160	\$5,508	\$4,035	\$1,473	\$132,204	\$96,035	\$36,169
End Of Year 3	\$976,526	\$5,467	\$4,136	\$1,330	\$197,803	\$145,669	\$52,134
End Of Year 4	\$926,098	\$5,467	\$4,202	\$1,264	\$263,401	\$196,097	\$67,304
End Of Year 5	\$874,861	\$5,467	\$4,270	\$1,197	\$329,000	\$247,334	\$81,665
Thereafter	\$822,803	\$5,467	\$4,338	\$1,128	\$394,598	\$299,392	\$95,206

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