

1.1 Mortgage shopping worksheet

Ask your lender or broker to help you fill out this worksheet.

Name of lender or broker and contact information	
Mortgage amount	
Loan term (e.g. 15 yr, 30 yr)	
Loan description (e.g. fixed-rate, 3/1 ARM, payment-option ARM, interest-only ARM)	

Basic features for comparison	Fixed-rate mortgage	ARM 1	ARM 2	ARM 3
Fixed-rate mortgage interest rate and annual percentage rate (APR) (for graduated-payment or stepped-rate mortgages, use the ARM columns)				
ARM initial interest rate and APR				
<ul style="list-style-type: none"> How long does the initial rate apply? 				

	Fixed-rate mortgage	ARM 1	ARM 2	ARM 3
<ul style="list-style-type: none"> What will the interest rate be after the initial period? 				
ARM features				
<ul style="list-style-type: none"> How often can the interest rate adjust? 				
<ul style="list-style-type: none"> What is the index and what is the current rate? (see chart on page 14) 				
<ul style="list-style-type: none"> What is the margin for this loan? 				
Interest-rate caps				
<ul style="list-style-type: none"> What is the periodic interest-rate cap? 				
<ul style="list-style-type: none"> What is the lifetime interest-rate cap? How high could the rate go? 				
<ul style="list-style-type: none"> How low could the interest rate go on this loan? 				
What is the payment cap?				

	Fixed-rate mortgage	ARM 1	ARM 2	ARM 3
Can this loan have negative amortization (that is, can the loan amount increase)?				
What is the limit to how much the balance can grow before the loan will be recalculated?				
Is there a prepayment penalty if I pay off this mortgage early?				
How long does that penalty last? How much is it?				
Is there a balloon payment on this mortgage? If so, what is the estimated amount and when would it be due?				
What are the estimated origination fees and charges for this loan?				
Monthly payment amounts	Fixed-rate mortgage	ARM 1	ARM 2	ARM 3
What will the monthly payments be for the first year of the loan?				
Does this include taxes and insurance? Condo or homeowner's association fees? If not, what are the estimates for these amounts?				

	Fixed-rate mortgage	ARM 1	ARM 2	ARM 3
What will my monthly payment be after 12 months if the index rate...				
<ul style="list-style-type: none"> stays the same? 				
<ul style="list-style-type: none"> goes up 2%? 				
<ul style="list-style-type: none"> goes down 2%? 				
What is the most my minimum monthly payment could be after one year?				
What is the most my minimum monthly payment could be after three years?				
What is the most my minimum monthly payment could be after five years?				