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LOAN COMPARISON ANALYSIS SHEET SUBORDINATIONS

CITY OF LAS VEGAS

CLIENT NAME	Ethnicity	Origination Date	Gross Amount	Principal Amount	2nd WDC	Client Contribution	New Appraisal Amount	Pay off Amount Bal	New Loan Amount	Est. Closing Cost	Difference	Date of Ref	Current Payment	New Payment	Monthly Savings	Current Interest	New Interest	New Lender	Census Tracks
	Caucasian	02/18/99	\$ 96,125.03	\$ 81,310.00	\$ 4,307.84	\$ 597.19	\$ 300.00	\$ 87,800.00	\$85,888.81	\$ 3,088.81	\$17,988.81	11/27/02	\$ 781.00	\$ 847.35	\$ 133.85	7.00%	5.87%		34.05
	Asian	04/17/00	\$ 122,419.10	\$ 116,000.00	\$ 4,094.10	\$ 1,325.00	\$ 200.00	\$ 110,410.80	\$115,592.32	\$ 2,787.32	\$5,181.43	02/1/2003	\$ 1,050.34	\$ 808.03	\$ 244.31	7.75%	6.50%		32.02
	Caucasian	08/20/01	\$ 88,389.41	\$ 79,877.00	\$ 8,520.02	\$ 972.39	\$ 350.00	\$ 79,464.12	\$87,413.82	\$ 1,949.80	\$17,949.80	11/25/02	\$ 557.11	\$ 501.25	\$ 55.86	7.50%	6.50%		14
	Caucasian	01/18/02	\$ 85,880.93	\$ 81,500.00	\$ 3,997.20	\$ 1,000.00	\$ 350.00	\$ 80,000.00	\$88,788.33	\$ 2,388.83	\$6,788.33	01/22/03	\$ 487.57	\$ 453.25	\$ 42.32	7.50%	5.87%		30.02
	Caucasian	05/09/01	\$ 117,848.00	\$ 111,999.00	\$ 5,000.00	\$ 850.00	\$ 300.00	\$ 111,018.37	\$114,381.00	\$ 4,548.91	\$3,382.83	11/28/02	\$ 908.78	\$ 841.59	\$ 67.20	8.88%	5.88%		28.08

CLARK COUNTY

CLIENT NAME	Ethnicity	Origination Date	Gross Amount	Principal Amount	2nd WDC	Client Contribution	New Appraisal Amount	Pay off Amount Bal	New Loan Amount	Est. Closing Cost	Difference	Date of Ref	Current Payment	New Payment	Monthly Savings	Current Interest	New Interest	New Lender	Census Tracks
	Hispanic	04/20/01	\$ 131,268.80	\$ 126,022.00	\$ 4,747.80	\$ 800.00	\$ 350.00	\$ 127,552.35	\$137,481.71	\$ 5,851.71	\$8,529.38	11/04/02	\$ 1,050.00	\$ 871.00	\$ 79.00	7.25%	6.50%		48.03
	Asian	05/01/01	\$ 87,428.80	\$ 82,450.00	\$ 2,726.80	\$ 1,250.00	\$ 82,281.95	\$88,270.34	\$ 2,270.34	\$4,108.38	\$14,108.38	02/04/03	\$ 592.46	\$ 517.20	\$ 45.26	8.88%	6.50%		28.14
	Caucasian	08/25/01	\$ 122,001.58	\$ 115,983.00	\$ 5,000.00	\$ 1,000.00	\$ 115,987.87	\$118,037.72	\$ 2,733.72	\$2,448.75	\$12,448.75	11/20/02	\$ 800.80	\$ 728.80	\$ 72.00	7.38%	6.50%		17.01

COMMENTS

* WDC did not receive a copy of new appraisal and final HUD-1 closing cost paid by lender

** Original Loan Lender Contribution \$ 600.00 Audrey

** Original Loan Lender Contribution of \$ 1,000.00 Kandoyce

** Original Loan Lender Contribution \$38.59 Amy

** Original Loan Lender Contribution \$ 1000.00 Phan

** Original Loan Seller Contribution \$ 3480.00 Phan

1. Difference is new loan minus pay off balance of original loan

Example: \$95,688.81

\$87,800.00

Difference \$7,888.81

2. New loan amount is principal plus closing cost

3. New loan extends life of debt another 5 to 7 years

4. No cost of refinancing to client. (with the exception of new appraisal if required)

Please note: using funds Home dollars to refinance. "Equity Stripping"

6. There are no escrow instructions, or lender guidelines to control charges after Municipality has sign off on Subordination. WDC does not receive a copy of final HUD-1 and final charges can be higher than what we received on the estimated HUD-1

7. WDC should charge a Subordination processing fee of \$ 300.00 or more.

A WDC staff member can spend 20 to 40 hours from beginning to end gathering and processing all required and corrected documentation from lender, escrow company, client and municipality.

ASSEMBLY COMMERCE & LABOR

DATE: 4/2/03 ROOM: 400 EXHIBIT I

SUBMITTED BY: GAIL BURKS