

Homeowners
What's Your Biggest Expense...Your Home?
No...It's Your Mortgage!
Let's See Why

Original Mortgage: 150000.00	Current Monthly Payment: \$1,400.00
Original Term: 360	Months Paid: 1
Interest Rate: 7.000	Lender: U-Pay Lender

Between Your First & Last Mortgage Payments:

You borrowed a total of	\$150,000.00
The total cost of your mortgage will be	\$359,258.23
You will pay in interest on your mortgage	\$209,258.23

Your Total Cost Will Be 240% Of Your Initial Mortgage Amount!

Take A Look At The Real Costs!

After Paying On Your Mortgage For 5 Years:

The principal and interest payments will total.....	\$59,877.60
You will reduce your mortgage from \$150,000.00 to \$141,196.95	
So your mortgage is only reduced by.....	\$8,803.05

After Paying \$59,877.60, You've Only Reduced Your Debt By \$8,803.05

It Gets Worse!

After Paying On Your Mortgage For 10 Years:

The principal and interest payments will total.....	\$119,755.20
You will reduce your mortgage from \$150,000.00 to \$128,717.59	
So your mortgage is only reduced by.....	\$21,282.41

After Paying \$119,755.20, You've Only Reduced Your Debt By \$21,282.41

You will pay about 3 times the amount you originally borrowed!

Here are the disturbing facts...

It will take 21.8 years for you to pay off ½ of your mortgage!
 You will pay about 2 times the amount you originally borrowed!



There Is A Better Way!

GEMCAP's Equity Building System Is The Answer!

**By simply changing your monthly payment of \$1400.00
 to a bi-weekly payment of \$700.00, your savings will be tremendous!**



Equity Building System

Client Information	Loan Information	Equity Building Systems Optional Payment Plans
Client : Mr. Homeowner Agent ID Code : 10773 Agent : GemCap Lender : U-Pay Lender	Loan Amount : 150000.00 Initial Interest Rate : 7.000 % Current Term : 360 Months Paid : 1 Monthly Payment : 1400.00 Bi-Weekly Payment : 710.95 XP Enrollment Fee : 700.00 Lump sum: 0 Period: 0	EBS Option 2 Extra Amount: 50 Bi-Weekly Payment: 760.95 Option 2 XP: 750.00 EBS Option 3 Extra Amount: 250 Bi-Weekly Payment: 960.95 Option 3 XP: 950.00 Identity Theft, Legal, and Tax prog: 7.00

Loan Balance					Equity Build-Up		
Year	Traditional	EBS	EBS w/ \$50	EBS w/ \$250	Traditional	With EBS	Gain With EBS
01	148,476.21	147,776.21	145,816.93	140,879.21	1,523.79	2,223.79	700.00
02	146,842.26	144,666.81	141,224.85	130,566.04	3,157.74	5,333.19	2,175.45
03	145,090.20	141,332.61	136,300.81	119,507.33	4,909.80	8,667.39	3,757.59
04	143,211.49	137,757.39	131,020.81	107,649.19	6,788.51	12,242.61	5,454.10
05	141,196.95	133,923.71	125,359.10	94,933.83	8,803.05	16,076.29	7,273.24
06	139,036.80	129,812.92	119,288.11	81,299.26	10,963.20	20,187.08	9,223.88
07	136,720.48	125,404.95	112,778.27	66,679.06	13,279.52	24,595.05	11,315.53
08	134,236.72	120,678.32	105,797.82	51,001.95	15,763.28	29,321.68	13,558.40
09	131,573.41	115,610.00	98,312.75	34,191.56	18,426.59	34,390.00	15,963.41
10	128,717.59	110,175.30	90,286.57	16,165.94	21,282.41	39,824.70	18,542.29
11	125,655.28	104,347.73	81,680.19	Paid Off	24,344.72	45,652.27	21,307.55
12	122,371.61	98,098.86	72,451.67		27,628.39	51,901.14	24,272.75
13	118,850.55	91,398.27	62,556.01		31,149.45	58,601.73	27,452.28
14	115,074.94	84,213.31	51,944.99		34,925.06	65,786.69	30,861.63
15	111,026.41	76,508.94	40,566.91		38,973.59	73,491.06	34,517.47
16	106,685.22	68,247.61	28,366.31		43,314.78	81,752.39	38,437.61
17	102,030.20	59,389.06	15,283.72		47,969.80	90,610.94	42,641.14
18	97,038.67	49,890.15	1,255.39		52,961.33	100,109.85	47,148.52
19	91,686.30	39,704.54	Paid Off		58,313.70	110,295.46	51,981.76
20	85,947.02	28,782.62			64,052.98	121,217.38	57,164.40
21	79,792.84	17,071.16			70,207.16	132,928.84	62,721.68
22	73,193.77	4,513.07			76,806.23	145,486.93	68,680.70
23	66,117.64	Paid Off			83,882.36	150,000.00	
24	58,529.97				91,470.03		
25	50,393.80				99,606.20		
26	41,669.46				108,330.54		
27	32,314.44				117,685.56		
28	22,283.14				127,716.86		
29	11,526.68				138,473.32		
30	Paid Off				150,000.00		

	Current Loan	EBS	EBS w/ \$50	EBS w/ \$250
Years to Pay Off:	30.00	22.30	18.20	10.90
Total Cost of Loan:	\$359,258.23	\$299,549.14	\$266,023.03	\$215,672.11
Total Interest Paid:	\$209,258.23	\$148,149.14	\$115,323.03	\$64,972.11
Interest Savings:	\$0.00	\$60,595.59	\$93,078.05	\$143,772.62
Number of Payments Saved:	0	93	142	229
Net Equivalent Interest Rate*:	7.000 %	5.249 %	4.240 %	2.558 %
Average Yearly Interest Savings:	\$0.00	\$2,717.29	\$5,114.17	\$13,190.14
Cash accum if saved payments invested at:	10.000 %	\$140,512.34	\$298,822.47	1,031,102.50

*Net Equivalent Interest Rate is used for comparison purposes only. The EBS does not affect the actual interest rate of the loan. All calculations are for illustration purposes only. GemCap accepts no liability for lender inaccuracies and does not guarantee these exact savings. Illustrations are not designed nor intended for interest only or negative amortization loans. These figures are illustrating what could happen if the client invested their saved payments on their own. GemCap is NOT an investment company.



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Equity Building System Acknowledgement Sheet

I, Mr. Homeowner , agree to the following statements:

I have been shown an Equity Building System illustration pertaining to my loan.

I have been explained, in full, the benefits of the Equity Building System (EBS) biweekly payment program. I also understand the policy and procedures regarding the EBS program. Additionally, I understand the benefits of the EBS program, in regards to my particular loan, are as follows:

1. The amount of interest saved is approximately \$60,595.59
2. The loan will be paid off in approximately 22.30 years rather than 30.00 eliminating approximately 93 loan payments.
3. Home equity will increase substantially faster, enabling my mortgage loan to
4. An annual audit of my loan account is provided upon request. Many of the loans in the U.S. are miscalculated, costing homeowners billions of dollars annually.
5. The *Net Equivalent Interest Rate, with the EBS program, is 5.249 %.

Taking into account full understanding of the above information, I agree to the following (please check one):

- I, Mr. Homeowner , DO NOT elect to participate with the EBS program. I elect to pay my lender approximately \$209,258.2 of interest instead of approximately \$148,149.14 of interest with the EBS program. I also want to make payments for a full 30.0 years instead of approximately 22.3 years. I DO NOT want to save approximately \$60,595.59 93 loan payments.
- I, Mr. Homeowner , WANT TO enroll in the EBS program. I want to save approximately \$60,595.59 of interest and eliminate approximately 93 loan payments, thereby giving me a *Net Equivalent Interest Rate of 5.249 %.

By signing below, the said client agrees and understands the above information.

Client Signature: _____ Date: ___/___/___

Rep Name: GemCap RepID: 10773 Date: ___/___/___

*The Net Equivalent Interest Rate is used for comparison purposes only. The EBS does not affect the actual interest rate of the loan. In order to achieve the Net Equivalent Interest Rate, through a conventional 30-year mortgage, you need to obtain a conventional 30-year mortgage with an interest rate equal to that of the indicated Net Equivalent Interest Rate. If the EBS program is NOT accepted or cancelled, the Net Equivalent Interest Rate of the EBS program is non-existent for the loan.



Identity Theft Restoration with Legal Club Plus

In 2005, the FTC received over 685,000 consumer fraud and identity theft complaints. Consumers reported losses from fraud of more than \$680 million. The simple question is...ARE YOU COVERED?

These numbers are staggering but true! GemCap Equity Management, Inc is proud to partner with the nations premier discount legal, tax, and financial protection program provider, Legal Club of America®. This program is the most comprehensive legal, tax, and financial protection service of it's kind. Plan benefits include membership into the following stand-alone programs:

Identity Theft Restoration Program

- Each member will also receive up to \$25,000 worth of insurance coverage
- Provide Customer with personalized damage assessment and recovery plan
- Notify the three major credit bureaus of fraud, place fraud alerts, and request complimentary credit reports
- Review the Customer's credit files with the Customer to determine the accuracy of the file and potential areas of fraud
- Notify the Customer's affected creditors, financial institutions, and utility providers of the identity theft (available on an hourly rate basis)
- Collect information regarding misuse of the Customer's accounts - to be shared with law enforcement
- Create and maintain a case file to document the identity fraud
- When appropriate, provide assistance with obtaining and reviewing the Customer's Social Security Personal Earnings and Benefits Statement. Provide assistance with filing a Police Report
- Provide information to the FTC, and to other government agencies as appropriate

Legal Care Direct™

Plan members receive FREE and discounted legal services from their referred Plan attorney. In fact, this proprietary network is the only one in the country that caps its hourly rates at \$125.00. FREE services include:

- Unlimited phone consultations during business hours for new legal matters
- Attorney review of legal documents (6 page max.) per new matter
- Necessary calls/letters by your attorney
- One on One consultation for new legal matters
- Simple wills for you and your family
- Helpful advice on representing yourself in small claims court
- Assistance in solving your problems with government programs

Your Financial Expert™

As a plan member, you also get access to Your Financial Expert™. Your Financial Expert™ provides quick toll-free access to qualified financial educators that will assist you with all of your financial planning questions. These can cover, but are not limited to the following:

- Retirement planning
- College planning
- Borrowing from a 401k
- Planning your Roth IRA

PeoplesChoice® Tax Advice & Preparation Program

In this program, you will have access to unlimited tax advice, prior year tax return review and free tax return preparation. That's Right! A qualified tax professional will prepare your taxes for FREE! Free tax preparation includes 1040 EZ, 1040 A and the standard 1040. PeoplesChoice® members receive all of the following:

- Unlimited advice on federal taxation via toll-free phone call/fax/email
- Free tax return preparation (includes 1040EZ, 1040A, and 1040)
- Deep discounts on numerous tax schedules
- Unlimited advice on federal taxation for small business owners (sole proprietors)
- IRS audit assistance
- Tax planning
- Review of prior year's tax return