

REFI ANALYSIS · EDITABLE WORKSHEET

Refinance Savings Worksheet

Calculate break-even, cash-out scenarios and monthly savings before locking your new rate.

The only number that matters

Break-even months = total closing costs ÷ monthly savings. If you plan to keep the property longer than the break-even, the refinance makes sense.

Step 1 — Current loan snapshot

- Current balance: \$ _____
- Current rate: ____%
- Current monthly P&I: \$ _____
- Months remaining: ____
- Estimated property value: \$ _____

Step 2 — New loan estimate

- New rate quoted: ____%
- New term: ____ years
- New monthly P&I: \$ _____
- Total estimated closing costs: \$ _____

Step 3 — Monthly savings

Monthly savings = current P&I; – new P&I; = \$ _____

Step 4 — Break-even months

Break-even = closing costs ÷ monthly savings = ____ **months**. If you plan to keep the property longer than this, refinance wins.

Step 5 — Cash-out scenario (optional)

- Property value x max LTV (usually 80%): \$ _____
- Minus current balance: \$ _____
- Gross cash-out available: \$ _____
- Net after closing costs: \$ _____

Common refi triggers worth modeling

- Rate dropped 0.75% or more from your current rate.

- You can remove PMI (LTV now below 78%).
- Switching from ARM to fixed before adjustment.
- Shortening term from 30 to 15 years.
- Consolidating high-interest debt.

Ready to put this into action?

Book a free 30-minute strategy call. We will walk through your file, identify the right program, and define a realistic timeline. Email nayeli@range-mortgage.com or visit range-mortgage.com/contact.