



MORTGAGE COMPARISON WORKSHEET

BY MARK MERLENE SR.

Ask each lender to quote the same purchase price, down payment, loan type, and lock period so the comparison is meaningful.

1 LOAN STRUCTURE

COMPARISON	LENDER 1	LENDER 2	LENDER 3
Lender / contact			
Loan program			
Loan amount			
Interest rate			
APR			
Rate lock period			
Down payment			

DFW HOME BUYER'S GUIDE



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2 PAYMENT AND CASH

COMPARISON	LENDER 1	LENDER 2	LENDER 3
Principal and interest			
Mortgage insurance			
Estimated taxes			
Estimated insurance			
TOTAL MONTHLY PAYMENT			
Lender charges			
Credits / points			
ESTIMATED CASH TO CLOSE			

SMART TIP

The lowest rate is not automatically the lowest-cost loan. Compare fees, credits, and time horizon.

3 SERVICE AND RELIABILITY

- Explained the estimate clearly and answered questions.
- Confirmed ability to meet the contract timeline.
- Provided a reliable weekend or after-hours contact.
- Explained appraisal, underwriting, and lock-extension risks.

4 DECISION NOTES
