



Hi, Cost of Waiting Home Buyer Report! Here's how much waiting to buy will cost you.

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NMLS# 1860084 • NEO Home Loans

Equity Change From Buying Now

Appreciation		Amortization		Total
\$39,032	+	\$7,661	=	\$46,693

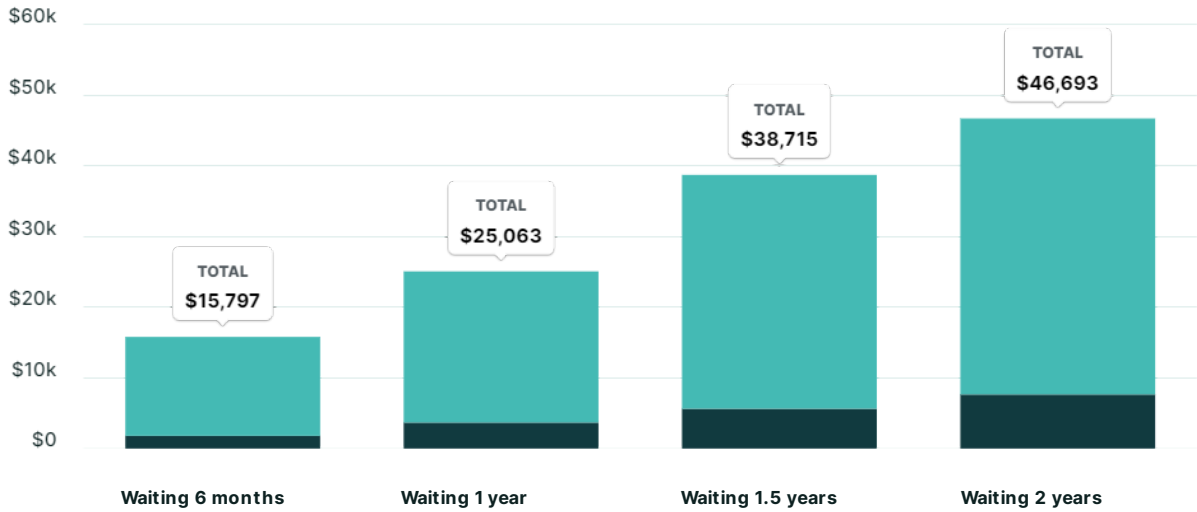
Current as of 04/05/2024.

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Equity Change From Buying Now



	Waiting 6 months	Waiting 1 year	Waiting 1.5 years	Waiting 2 years
<input checked="" type="checkbox"/> Appreciation	\$13,987	\$21,375	\$33,078	\$39,032
<input checked="" type="checkbox"/> Amortization	\$1,809	\$3,687	\$5,637	\$7,661
Total	\$15,797	\$25,063	\$38,715	\$46,693

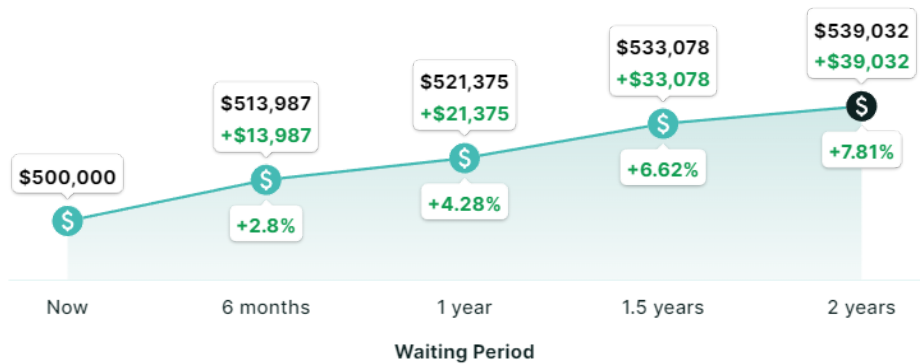
Estimated Home Value Appreciation

This property's value is estimated to increase by **\$39,032** in 2 years.

In 2 years:

Property Value
\$539,032

Difference from Current Value
+\$39,032



Total Monthly Payment

If you wait 2 years to purchase, you would pay **\$42** less monthly (**\$504** less annually) vs. buying today.

In 2 years:

Total Monthly Payment (PITI + HOA)

\$3,267

Difference from Current Payment

-\$42



Estimated Cash to Close

If you wait 2 years to purchase, you would pay **\$7,806** more cash to close vs. buying today.

In 2 years:

Total Cash to Close

\$118,306

Additional cash needed by waiting

+\$7,806



Net Cost of Waiting

Buying today vs. waiting 2 years

Change from
Appreciation and
Amortization

\$46,693

Cumulative Payment
Difference Compared To
Waiting

\$1,008

Cost of Refinance

\$4,000

Net Cost of
Waiting

\$41,685

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Property & Loan Details

See how waiting to buy affects a property's value and the loan for it.

	Today	Waiting 6 months	Waiting 1 year	Waiting 1.5 years	Waiting 2 years
Property Value	\$500,000	\$513,987 +2.8%	\$521,375 +4.28%	\$533,078 +6.62%	\$539,032 +7.81%
Loan Amount	\$400,000	\$411,190	\$417,100	\$426,463	\$431,226
Term	30 Years	30 Years	30 Years	30 Years	30 Years
Down Payment	\$100,000	\$102,797	\$104,275	\$106,616	\$107,806
Total Addl. Financing	\$0	\$0	\$0	\$0	\$0
Rate	7.5%	7%	6.5%	6.5%	6.5%
APR	7.601%	7.1%	6.601%	6.598%	6.597%
Points	0	0	0	0	0
Fixed/ARM	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed
Mortgage Insurance	\$0	\$0	\$0	\$0	\$0
Annual Prin & Interest (Year 1)	\$33,562	\$32,828	\$31,636	\$32,346	\$32,708
Monthly Prin & Interest (Start)	\$2,797	\$2,736	\$2,636	\$2,696	\$2,726
Total Monthly Expenses	\$3,309	\$3,258	\$3,165	\$3,232	\$3,267
Principal	\$297	\$337	\$377	\$386	\$390
Interest	\$2,500	\$2,399	\$2,259	\$2,310	\$2,336
Tax	\$367	\$377	\$382	\$391	\$395
HOA/Home insurance	\$146	\$146	\$146	\$146	\$146
Total Annual Expenses	\$39,712	\$39,101	\$37,974	\$38,787	\$39,201
Prepays & Escrows	\$500	\$500	\$500	\$500	\$500
Closing Cost	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Loan and monthly payment buying scenarios used for informational purposes only and may not be specific to your situation. Rates expressed may not be available at this time. This document should not be construed as investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. *APR of 7.601% assumes a 7.5% simple fixed interest rate assuming \$10,000 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$400,000 with 360 monthly payments at the assumed simple interest rate (Current as of 04/05/2024). †Lender is not a tax consultation firm. Please seek advice from a tax professional. Monthly expenses may or may not include condominium or HOA fees, if applicable; your payment may be greater.

	Today	Waiting 6 months	Waiting 1 year	Waiting 1.5 years	Waiting 2 years
Total Cash to Close	\$110,500	\$113,297	\$114,775	\$117,116	\$118,306
Down Payment	\$100,000	\$102,797	\$104,275	\$106,616	\$107,806
Closing Costs	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Prepaid & Escrows	\$500	\$500	\$500	\$500	\$500
Credits	\$0	\$0	\$0	\$0	\$0