

Buying Now vs Waiting 1 Year

Benefit of Buying Now

\$15,902

Appreciation Gain (+4.42%)

\$22,098

Cumulative monthly payment difference for buying now vs waiting

-\$ 2,196

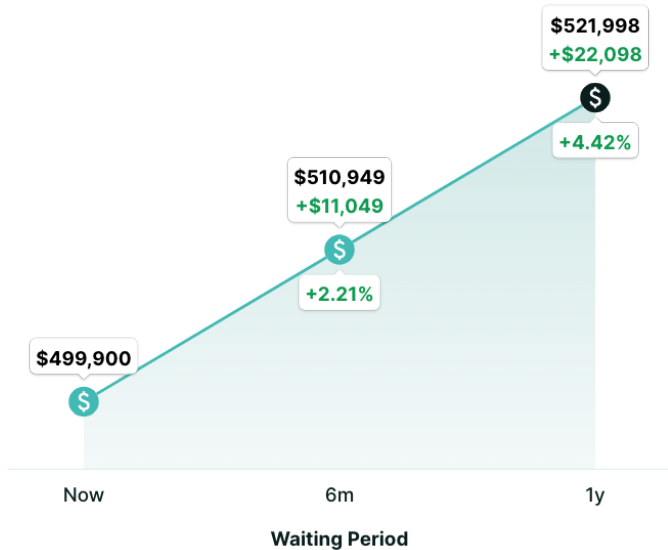
Cost of Refinance

-\$ 4,000

Appreciation Gain

Property value in 1 year: **\$521,998**

Based on **+4.42%** cumulative appreciation



Payment Difference

Monthly: **-\$183**

Cumulative (1 year): **-\$2,196**



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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
Property Value	\$499,900	\$510,949 +2.21%	\$521,998 +4.42%
Loan Amount	\$504,899	\$516,059	\$527,218
Term	30 Years	30 Years	30 Years
Down Payment	\$0	\$0	\$0
Total Addl. Financing	\$4,999	\$5,109	\$5,220
Rate	6%	5.5%	5%
APR	6.38%	5.883%	5.386%
Points	0	0	0
Fixed/ARM	USDA Fixed	USDA Fixed	USDA Fixed
Mortgage Insurance	\$147	\$151	\$154
Annual Prin & Interest (Year 1)	\$36,325	\$35,161	\$33,963
Monthly Prin & Interest (Start)	\$3,027	\$2,930	\$2,830
Total Monthly Expenses	\$3,801	\$3,711	\$3,618
Total Annual Expenses	\$45,616	\$44,535	\$43,421
Prepays & Escrows	\$6,300	\$6,300	\$6,300
Closing Cost	\$10,000	\$10,000	\$10,000
Total Cash to Close	\$11,400	\$11,400	\$11,400

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 6.38% assumes a 6% simple fixed interest rate assuming \$44,908 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$499,900 with 360 monthly payments at the assumed simple interest rate (Current as of 05/16/2024). †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.