



Hi, 22171 Goldenrod Dr Homebuyer! Here's how much waiting to buy will cost you.

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Equity Change From Buying Now

Appreciation	+	Amortization	=	Total
\$20,894		\$5,095		\$25,990



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Current as of 04/05/2024. Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB NMLS ID # 2258 | Branch NMLS ID #1538472 | Equal Housing Lender

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Equity Change From Buying Now



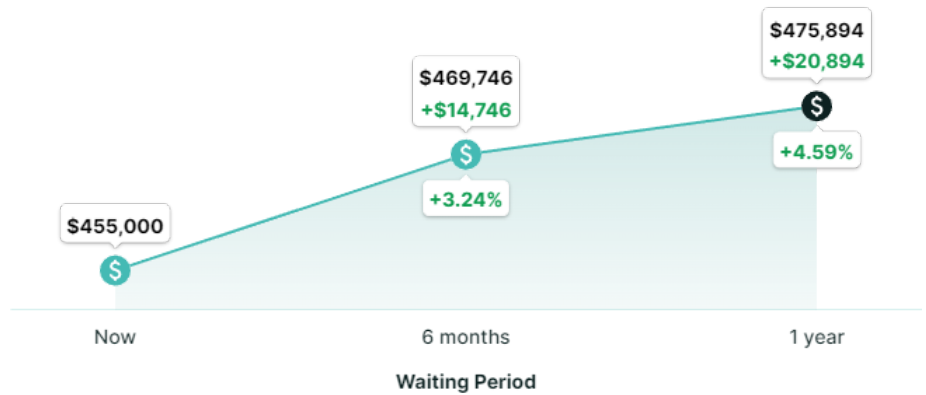
<input checked="" type="checkbox"/> Appreciation	\$14,746	\$20,894
<input checked="" type="checkbox"/> Amortization	\$2,506	\$5,095
Total	\$17,253	\$25,990

Estimated Home Value Appreciation

This property's value is estimated to increase by **\$20,894** in 1 year.

In 1 year:
Property Value
\$475,894

Difference from Current Value
+\$20,894



Total Monthly Payment

If you wait 1 year to purchase, you would pay **\$108** less monthly (**\$1,296** less annually) vs. buying today.

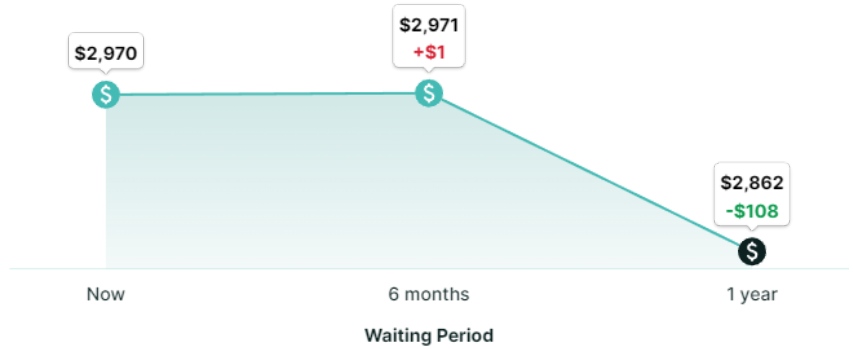
In 1 year:

Total Monthly Payment (PITI + HOA)

\$2,862

Difference from Current Payment

-\$108



Estimated Cash to Close

If you wait 1 year to purchase, you would pay **\$6,642** less cash to close vs. buying today.

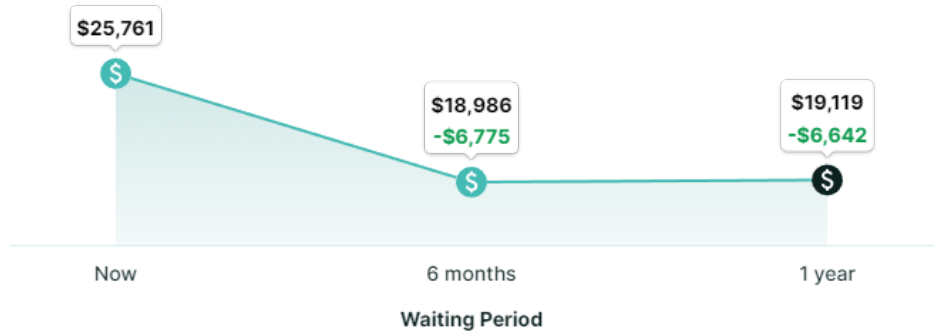
In 1 year:

Total Cash to Close

\$19,119

Less cash needed by waiting

-\$6,642



Net Cost of Waiting

Buying today vs. waiting 1 year

Change from Appreciation and Amortization

\$25,990

–

Cumulative Payment Difference Compared To Waiting

\$1,296

=

Net Cost of Waiting

\$24,694

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	\$455,000	\$469,746 +3.24%	\$475,894 +4.59%
Loan Amount	\$455,000	\$479,846	\$486,126
Term	30 Years	30 Years	30 Years
Down Payment	\$0	\$0	\$0
Total Addl. Financing	\$0	\$10,100	\$10,232
Rate	6.49%	5.99%	5.49%
APR	6.556%	6.078%	5.581%
Points	1.5 (\$6,825)	2 (\$9,597)	2 (\$9,723)
Fixed/ARM	VA Buydown 1/0	VA Buydown 1/0	VA Buydown 1/0
Mortgage Insurance	\$0	\$0	\$0
Annual Prin & Interest (Year 1)	\$30,967	\$30,876	\$29,523
Monthly Prin & Interest (Start)	\$2,581	\$2,573	\$2,460
Total Monthly Expenses	\$2,970	\$2,971	\$2,862
Principal	\$412	\$479	\$533
Interest	\$2,168	\$2,094	\$1,927
Tax	\$271	\$279	\$283
HOA/Home insurance	\$119	\$119	\$119
Total Annual Expenses	\$35,643	\$35,657	\$34,348
Prepays & Escrows	\$0	\$0	\$0
Closing Cost	<u>\$9,229</u>	<u>\$9,362</u>	<u>\$9,417</u>

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 6.556% assumes a 6.49% simple fixed interest rate assuming \$7,120 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$455,000 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
Total Cash to Close	\$25,761	\$18,986	\$19,119
Closing Costs	\$9,229	\$9,362	\$9,417
Buydown Costs	\$3,508	\$3,610	\$3,563
Cost of Points	\$6,825	\$9,597	\$9,723
Upfront MI	\$9,782	\$0	\$0
Credits	-\$3,583	-\$3,583	-\$3,583