



Hi, .! Here's how much waiting to buy will cost you.

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Equity Change From Buying Now

Appreciation		Amortization		Total
\$41,335	+	\$6,410	=	\$47,745



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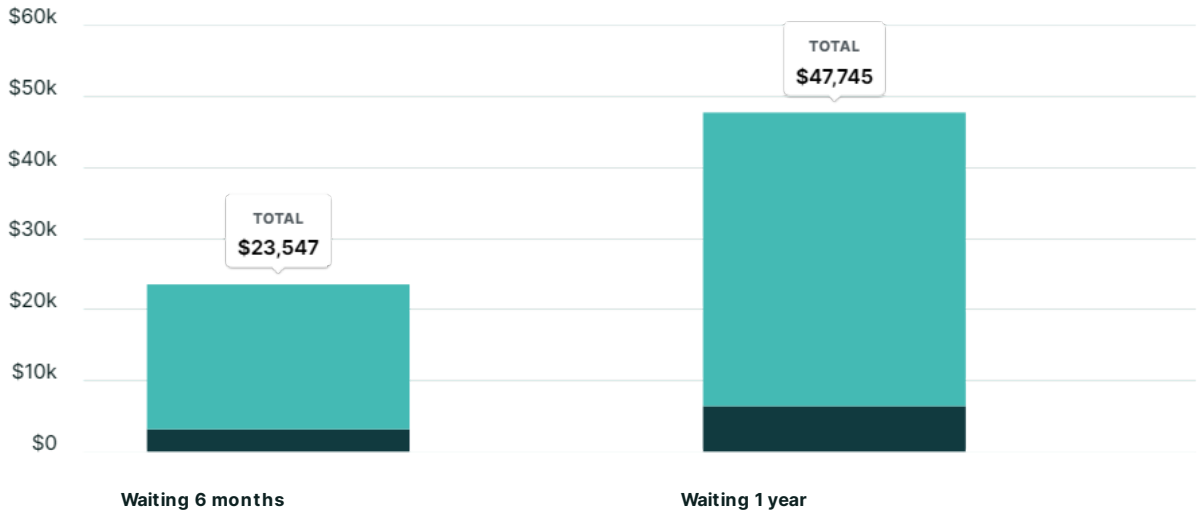
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Equity Change From Buying Now



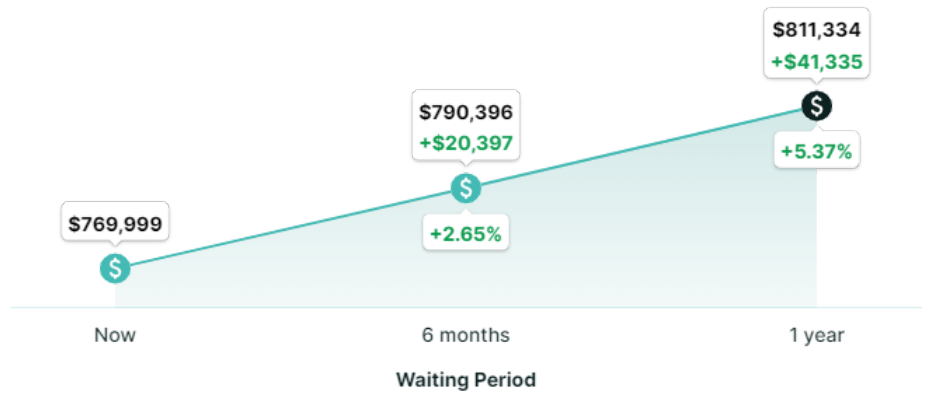
<input checked="" type="checkbox"/> Appreciation	\$20,397	\$41,335
<input checked="" type="checkbox"/> Amortization	\$3,150	\$6,410
Total	\$23,547	\$47,745

Estimated Home Value Appreciation

This property's value is estimated to increase by **\$41,335** in 1 year.

In 1 year:
Property Value
\$811,334

Difference from Current Value
+\$41,335



Total Monthly Payment

If you wait 1 year to purchase, you would pay **\$3,978** more monthly (**\$47,736** more annually) vs. buying today.

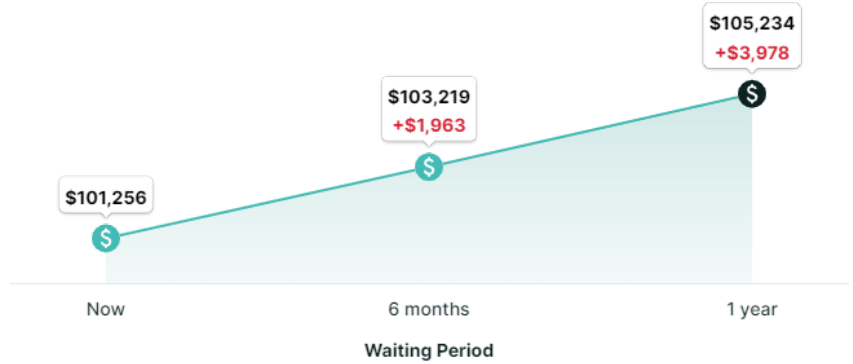
In 1 year:

Total Monthly Payment (PITI + HOA)

\$105,234

Difference from Current Payment

+\$3,978



Estimated Cash to Close

If you wait 1 year to purchase, you would pay **\$8,267** more cash to close vs. buying today.

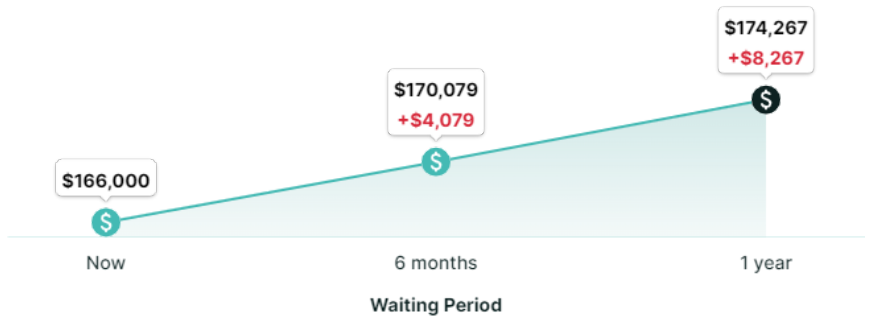
In 1 year:

Total Cash to Close

\$174,267

Additional cash needed by waiting

+\$8,267



Net Cost of Waiting

Buying today vs. waiting 1 year

Change from
Appreciation and
Amortization

\$47,745

+

Cumulative Payment
Difference Compared To
Waiting

\$47,736

-

Cost of Refinance

\$4,000

=

Net Cost of
Waiting

\$91,481

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	\$769,999	\$790,396 +2.65%	\$811,334 +5.37%
Loan Amount	\$615,999	\$632,317	\$649,067
Term	30 Years	30 Years	30 Years
Down Payment	\$154,000	\$158,079	\$162,267
Total Addl. Financing	\$0	\$0	\$0
Rate	6.875%	6.375%	5.875%
APR	6.922%	6.421%	5.921%
Points	0	0	0
Fixed/ARM	Conv. Fixed	Conv. Fixed	Conv. Fixed
Mortgage Insurance	\$0	\$0	\$0
Annual Prin & Interest (Year 1)	\$48,560	\$47,338	\$46,074
Monthly Prin & Interest (Start)	\$4,047	\$3,945	\$3,839
Total Monthly Expenses	\$101,256	\$103,219	\$105,234
Principal	\$518	\$586	\$662
Interest	\$3,529	\$3,359	\$3,178
Tax	\$77,959	\$80,024	\$82,144
HOA/Home insurance	\$19,250	\$19,250	\$19,250
Total Annual Expenses	\$1,215,069	\$1,238,629	\$1,262,803
Prepays & Escrows	\$5,000	\$5,000	\$5,000
Closing Cost	\$7,000	\$7,000	\$7,000

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 6.922% assumes a 6.875% simple fixed interest rate assuming \$7,000 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$615,999 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	\$166,000	\$170,079	\$174,267
Down Payment	\$154,000	\$158,079	\$162,267
Closing Costs	\$7,000	\$7,000	\$7,000
Prepaid & Escrows	\$5,000	\$5,000	\$5,000
Credits	\$0	\$0	\$0