



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

**Jason Russell**  
NMLS# 1031566 • Neo Home Loans

## Equity Change From Buying Now

Appreciation	+	Amortization	=	Total
<b>\$31,126</b>		<b>\$5,234</b>		<b>\$36,360</b>



**Tracy Bello**  
NMLS# 01328730 • Coldwell Banker Kappel Gateway  
Cell: (707) 330-4636  
[tracy.bello@kappelgateway.com](mailto:tracy.bello@kappelgateway.com)  
[www.coldwellbanker.com/agent/tracy.bello@coldwellbanker...](http://www.coldwellbanker.com/agent/tracy.bello@coldwellbanker...)  
1140 Pitt School Rd, Dixon, CA 95620

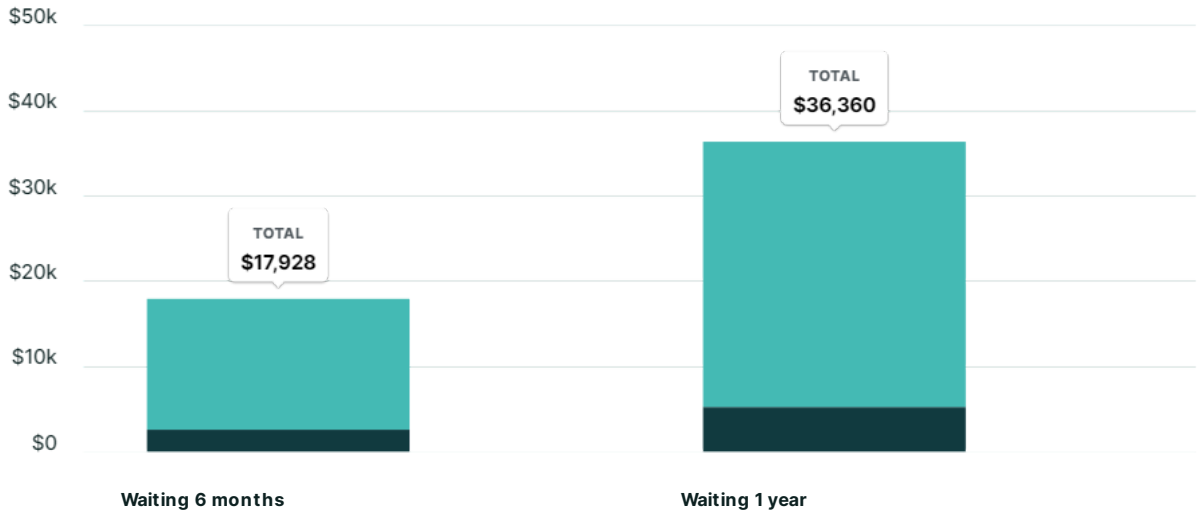


**Jason Russell**  
NMLS# 1031566 • Neo Home Loans  
Cell: (707) 208-5544  
[Jason.Russell@neohomeloans.com](mailto:Jason.Russell@neohomeloans.com)  
[www.jasonrussell.com](http://www.jasonrussell.com)

Current as of 04/12/2024. Copyright © 2023NEO Home Loans is a registered DBA of Luminare Home Loans, Inc. NMLS# 150953. Corporate Headquarters 2523 S. Wayzata Blvd, Suite 200, Minneapolis, MN 55405. This advertisement does not constitute a loan approval or loan commitment. Loan Approval and/or loan commitment is subject to final underwriting review and approval. For licensing information, go to: [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org) (<https://www.nmlsconsumeraccess.org/>) . Equal Housing Lender  
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. Monthly expenses may or may not include condominium or HOA fees, if applicable; your payment may be greater. †Lender is not a tax consultation firm. Please seek advice from a tax professional. Sources: MBS Highway, FRED, US Census, BLS, JBRC, NAR. MLS Data provided by Listing Booster.



# Equity Change From Buying Now



<input checked="" type="checkbox"/> Appreciation	\$15,357	\$31,126
<input checked="" type="checkbox"/> Amortization	\$2,571	\$5,234
<b>Total</b>	<b>\$17,928</b>	<b>\$36,360</b>

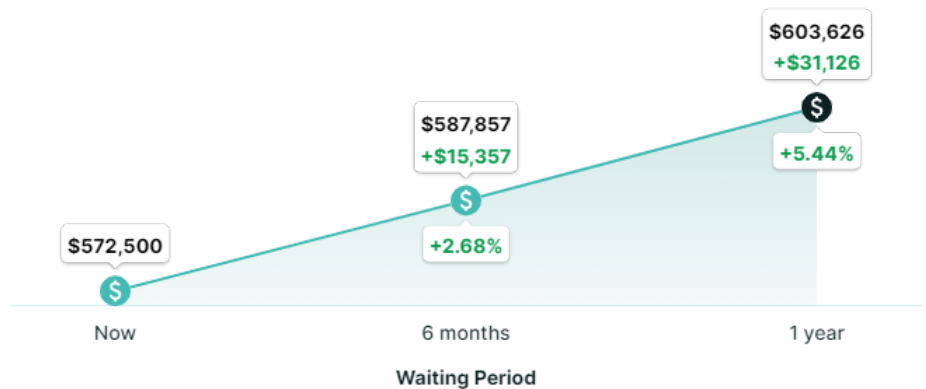
# Estimated Home Value Appreciation

This property's value is estimated to increase by **\$31,126** in 1 year.

In 1 year:  
**Property Value**  
**\$603,626**

---

**Difference from Current Value**  
**+\$31,126**



# Total Monthly Payment

If you wait 1 year to purchase, you would pay **\$133** less monthly (**\$1,596** less annually) vs. buying today.

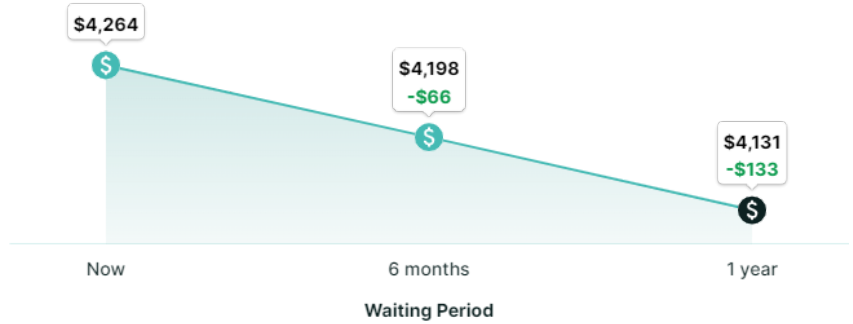
In 1 year:

Total Monthly Payment (PITI + HOA)

**\$4,131**

Difference from Current Payment

**-\$133**



# Estimated Cash to Close

If you wait 1 year to purchase, you would pay **\$3,393** more cash to close vs. buying today.

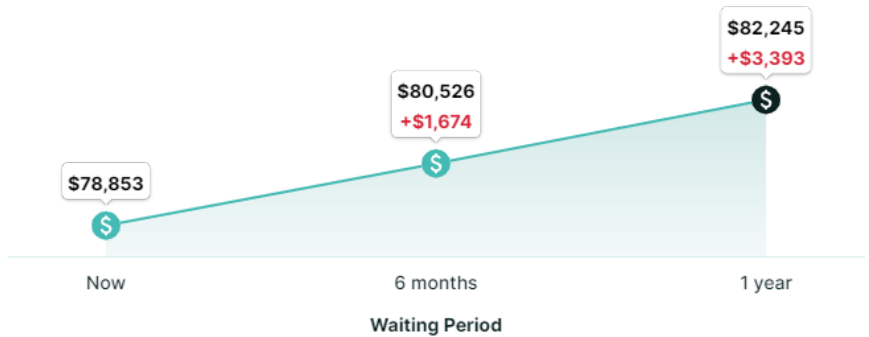
In 1 year:

Total Cash to Close

**\$82,245**

Additional cash needed by waiting

**+\$3,393**



# Net Cost of Waiting

Buying today vs. waiting 1 year

Change from  
Appreciation and  
Amortization

**\$36,360**

-

Cumulative Payment  
Difference Compared To  
Waiting

**\$1,596**

-

Cost of Refinance

**\$4,000**

=

Net Cost of  
Waiting

**\$30,764**

# 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
<b>Property Value</b>	\$572,500	\$587,857 <b>+2.68%</b>	\$603,626 <b>+5.44%</b>
<b>Loan Amount</b>	\$515,250	\$529,071	\$543,263
<b>Term</b>	30 Years	30 Years	30 Years
<b>Down Payment</b>	\$57,250	\$58,786	\$60,363
<b>Total Addl. Financing</b>	\$0	\$0	\$0
<b>Rate</b>	7%	6.5%	6%
<b>APR</b>	7.242%	6.738%	6.235%
<b>Points</b>	1 (\$5,153)	1 (\$5,291)	1 (\$5,433)
<b>Fixed/ARM</b>	Conv. Fixed	Conv. Fixed	Conv. Fixed
<b>Mortgage Insurance</b>	\$120	\$123	\$127
<b>Annual Prin &amp; Interest (Year 1)</b>	\$41,136	\$40,129	\$39,086
<b>Monthly Prin &amp; Interest (Start)</b>	\$3,428	\$3,344	\$3,257
<b>Total Monthly Expenses</b>	\$4,264	\$4,198	\$4,131
Principal	\$422	\$478	\$541
Interest	\$3,006	\$2,866	\$2,716
Tax	\$573	\$588	\$604
HOA/Home insurance	\$143	\$143	\$143
Mortgage Insurance	\$120	\$123	\$127
<b>Total Annual Expenses</b>	\$51,164	\$50,381	\$49,566
<b>Prepays &amp; Escrows</b>	\$5,000	\$5,000	\$5,000
<b>Closing Cost</b>	\$11,450	\$11,450	\$11,450

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 7.242% assumes a 7% simple fixed interest rate assuming \$30,308 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$515,250 with 360 monthly payments at the assumed simple interest rate (Current as of 04/12/2024). †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.

	<b>Today</b>	<b>Waiting 6 months</b>	<b>Waiting 1 year</b>
<b>Total Cash to Close</b>	\$78,853	\$80,526	\$82,245
Down Payment	\$57,250	\$58,786	\$60,363
Closing Costs	\$11,450	\$11,450	\$11,450
Cost of Points	\$5,153	\$5,291	\$5,433
Prepaid & Escrows	\$5,000	\$5,000	\$5,000
Credits	\$0	\$0	\$0