

Buying Now vs Waiting 1 Year

Benefit of Buying Now

\$62,751

Appreciation Gain (+5.79%)

\$69,487

Cumulative monthly payment difference for buying now vs waiting

-\$ 2,736

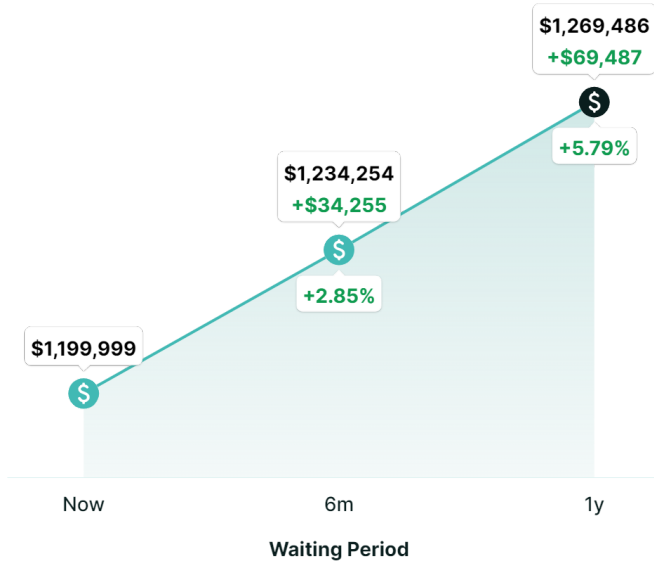
Cost of Refinance

-\$ 4,000

Appreciation Gain

Property value in 1 year: **\$1,269,486**

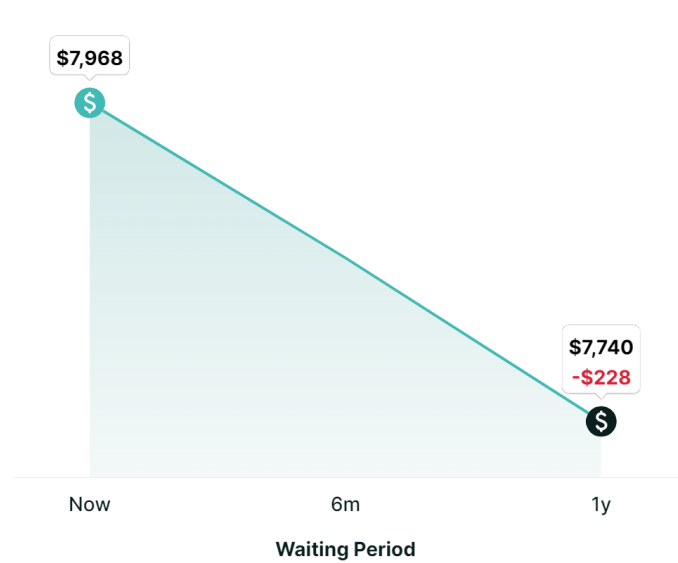
Based on **+5.79%** cumulative appreciation



Payment Difference

Monthly: **-\$228**

Cumulative (1 year): **-\$2,736**



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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 | \$1,199,999 | \$1,234,254 +2.85% | \$1,269,486 +5.79% |
| Loan Amount | \$959,999 | \$987,403 | \$1,015,589 |
| Term | 30 Years | 30 Years | 30 Years |
| Down Payment | \$240,000 | \$246,851 | \$253,897 |
| Total Addl. Financing | \$0 | \$0 | \$0 |
| Rate | 7.125% | 6.625% | 6.125% |
| APR | 7.255% | 6.755% | 6.256% |
| Points | 1 (\$9,600) | 1 (\$9,874) | 1 (\$10,156) |
| Fixed/ARM | Conv. Fixed | Conv. Fixed | Conv. Fixed |
| Mortgage Insurance | \$0 | \$0 | \$0 |
| Annual Prin & Interest (Year 1) | \$77,612 | \$75,869 | \$74,050 |
| Monthly Prin & Interest (Start) | \$6,468 | \$6,322 | \$6,171 |
| Total Monthly Expenses | \$7,968 | \$7,857 | \$7,740 |
| Total Annual Expenses | \$95,612 | \$94,280 | \$92,884 |
| Prepays & Escrows | \$10,000 | \$10,000 | \$10,000 |
| Closing Cost | \$21,000 | \$21,000 | \$21,000 |
| Total Cash to Close | \$280,600 | \$287,725 | \$295,053 |

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 7.255% assumes a 7.125% simple fixed interest rate assuming \$30,600 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$959,999 with 360 monthly payments at the assumed simple interest rate (Current as of 04/18/2024). †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.