

Buying Now vs Waiting 2 Years

Benefit of Buying Now

\$81,365

Appreciation Gain (+11.82%)

\$82,773

Cumulative monthly payment difference for
buying now vs waiting

+\$ 2,592

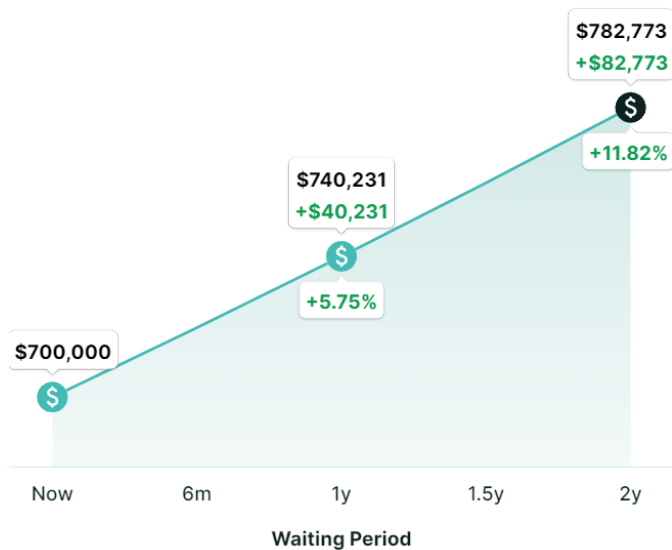
Cost of Refinance

-\$ 4,000

Appreciation Gain

Property value in 2 years: **\$782,773**

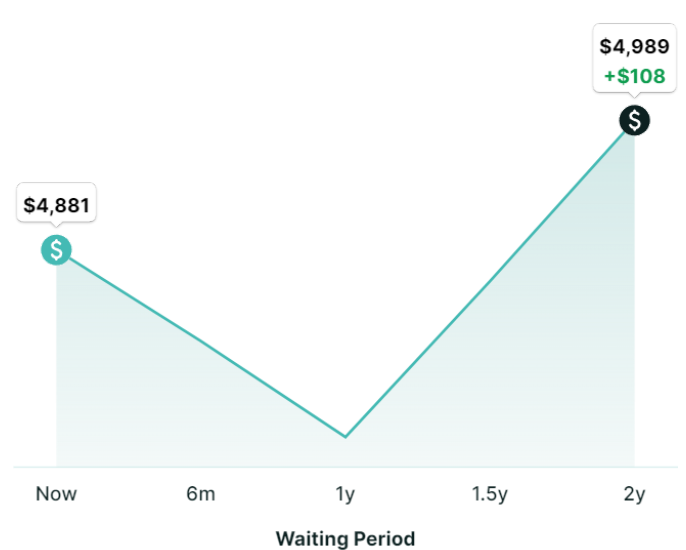
Based on **+11.82%** cumulative appreciation



Payment Difference

Monthly: **+\$108**

Cumulative (2 years): **\$2,592**



Tim Humphrey

NMLS# 1982955 • NEO Home Loans

Direct: (425) 681-7538 • Office: (425) 354-3302

tim@humphreymortgageatteam.com

www.HumphreyMortgageTeam.com

1604 Hewitt Ave #515, Everett, WA 98201



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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	Waiting 1.5 years	Waiting 2 years
Property Value	\$700,000	\$719,834 +2.83%	\$740,231 +5.75%	\$761,205 +8.74%	\$782,773 +11.82%
Loan Amount	\$630,000	\$647,851	\$666,207	\$685,084	\$704,496
Term	30 Years	30 Years	30 Years	30 Years	30 Years
Down Payment	\$70,000	\$71,983	\$74,023	\$76,120	\$78,277
Total Addl. Financing	\$0	\$0	\$0	\$0	\$0
Rate	6.5%	6%	5.5%	5.5%	5.5%
APR	6.732%	6.226%	5.722%	5.72%	5.718%
Points	0	0	0	0	0
Fixed/ARM	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed
Mortgage Insurance	\$236	\$243	\$250	\$257	\$264
Annual Prin & Interest (Year 1)	\$47,784	\$46,610	\$45,392	\$46,678	\$48,001
Monthly Prin & Interest (Year 1)	\$3,982	\$3,884	\$3,783	\$3,890	\$4,000
Total Monthly Expenses	\$4,881	\$4,805	\$4,725	\$4,855	\$4,989
Total Annual Expenses	\$58,573	\$57,657	\$56,704	\$58,263	\$59,866
Prepays & Escrows	\$0	\$0	\$0	\$0	\$0
Closing Cost	\$9,400	\$9,400	\$9,400	\$9,400	\$9,400
Total Cash to Close	\$79,400	\$81,383	\$83,423	\$85,520	\$87,677

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 6.732% assumes a 6.5% simple fixed interest rate assuming \$34,915 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$630,000 with 360 monthly payments at the assumed simple interest rate (Current as of 09/18/2024). †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.