

Buying Now vs Waiting 1 Year

Benefit of Buying Now

\$23,798

Appreciation Gain (+4.39%)

\$30,726

Cumulative monthly payment difference for
buying now vs waiting

-\$ 2,928

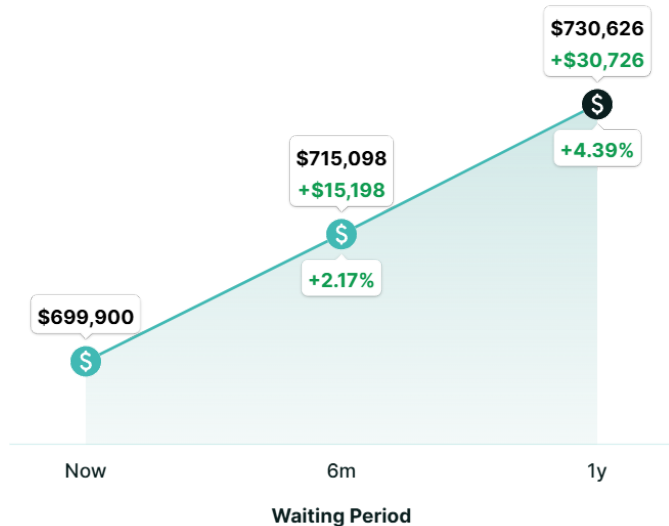
Cost of Refinance

-\$ 4,000

Appreciation Gain

Property value in 1 year: **\$730,626**

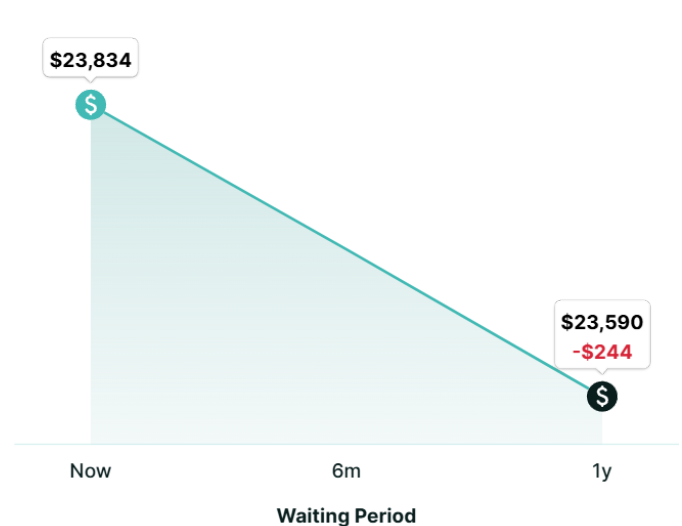
Based on **+4.39%** cumulative appreciation



Payment Difference

Monthly: **-\$244**

Cumulative (1 year): **-\$2,928**



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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	\$699,900	\$715,098 +2.17%	\$730,626 +4.39%
Loan Amount	\$678,903	\$693,645	\$708,707
Term	30 Years	30 Years	30 Years
Down Payment	\$20,997	\$21,453	\$21,919
Total Addl. Financing	\$0	\$0	\$0
Rate	6.625%	6.125%	5.625%
APR	6.848%	6.34%	5.835%
Points	1 (\$6,789)	1 (\$6,936)	1 (\$7,087)
Fixed/ARM	Conv. Buydown 1/0	Conv. Buydown 1/0	Conv. Buydown 1/0
Mortgage Insurance	\$192	\$192	\$192
Annual Prin & Interest (Year 1)	\$46,898	\$45,322	\$43,725
Monthly Prin & Interest (Year 1)	\$3,908	\$3,777	\$3,644
Total Monthly Expenses	\$23,834	\$23,713	\$23,590
Total Annual Expenses	\$286,010	\$284,554	\$283,079
Prepays & Escrows	\$6,742	\$6,742	\$6,742
Closing Cost	<u>\$13,559</u>	<u>\$13,696</u>	<u>\$13,836</u>
Total Cash to Close	\$48,087	\$48,827	\$49,583

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 6.848% assumes a 6.625% simple fixed interest rate assuming \$36,224 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$678,903 with 360 monthly payments at the assumed simple interest rate (Current as of 04/07/2025). †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.