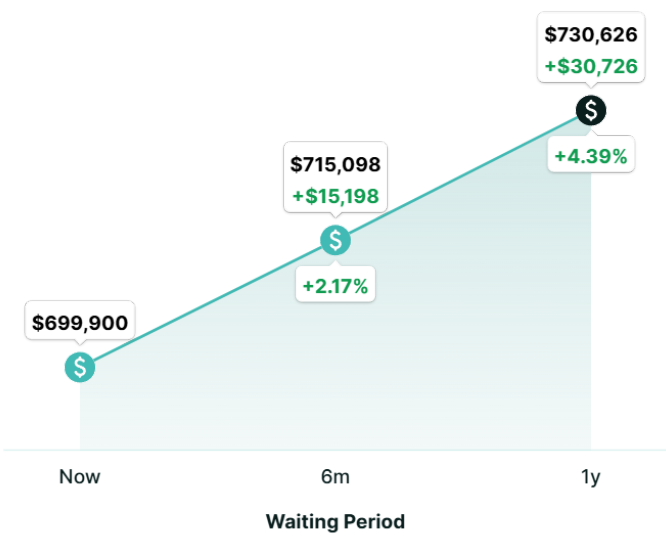
Buying Now vs Waiting 1 Year

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

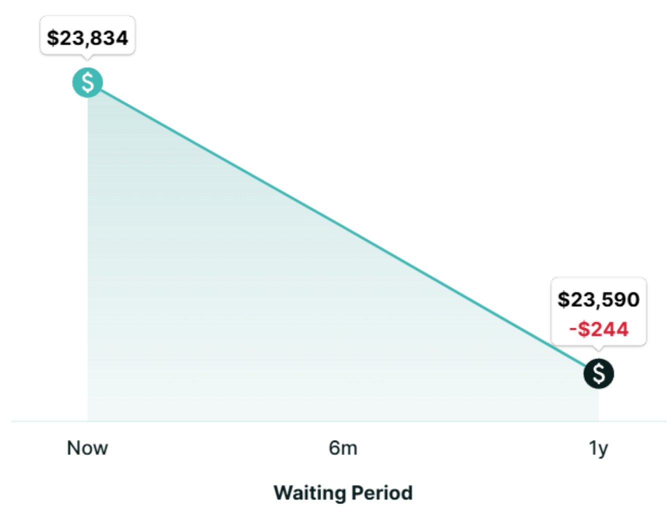
Appreciation Gain

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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Cornerstone® HOME LENDING

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
Prepaids & Escrows	$6,742	$6,742	$6,742
Closing Cost	$13,559	$13,696	$13,836
Total Cash to Close	$48,087	$48,827	$49,583