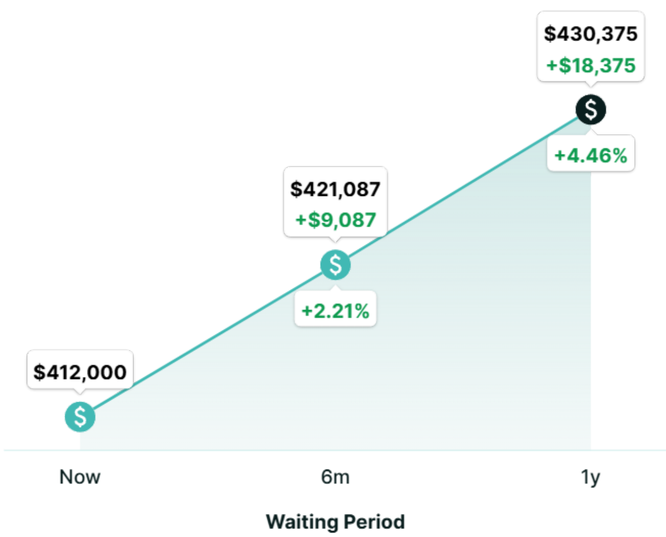
Buying Now vs Waiting 1 Year

Benefit of Buying Now		
$12,683	Appreciation Gain (+4.46%)	$18,375
	Cumulative monthly payment difference for buying now vs waiting	−$ 1,692
	Cost of Refinance	−$ 4,000

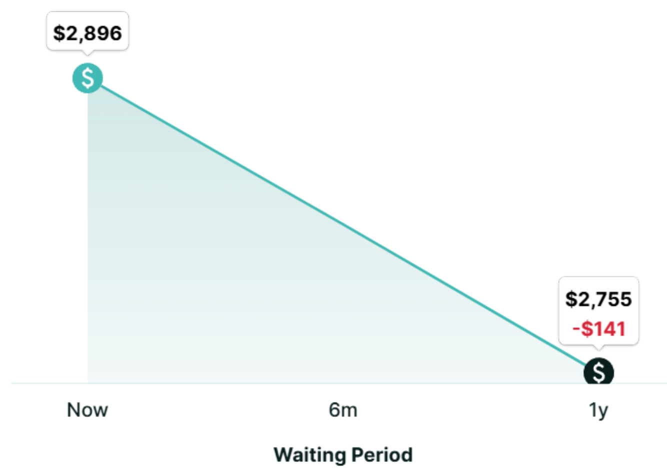
Appreciation Gain

Property value in 1 year: **$430,375**
Based on **+4.46%** cumulative appreciation



Payment Difference

Monthly: **-$141**
Cumulative (1 year): **-$1,692**



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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	$412,000	$421,087 +2.21%	$430,375 +4.46%
Loan Amount	$416,120	$425,298	$434,679
Term	30 Years	30 Years	30 Years
Down Payment	$0	$0	$0
Total Addl. Financing	$4,120	$4,211	$4,304
Rate	6.25%	5.75%	5.25%
APR	6.603%	6.106%	5.609%
Points	1 ($4,120)	1 ($4,211)	1 ($4,304)
Fixed/ARM	USDA Buydown 1/0	USDA Buydown 1/0	USDA Buydown 1/0
Mortgage Insurance	$121	$124	$127
Annual Prin & Interest (Year 1)	$27,574	$26,623	$25,660
Monthly Prin & Interest (Year 1)	$2,298	$2,219	$2,138
Total Monthly Expenses	$2,896	$2,826	$2,755
Total Annual Expenses	$34,757	$33,912	$33,057
Prepaids & Escrows	$3,543	$3,543	$3,543
Closing Cost	$10,212	$10,294	$10,377
Total Cash to Close	$14,667	$14,840	$15,016