

10% DOWN ON \$500,000 NEW HOME

COST OF WAITING

	Loan Today (10% Down)	Waiting 1 year	Waiting 2 years	Waiting 3 years
Property Value	\$500,000	\$531,350	\$557,546	\$581,576
Loan Amount	\$450,000	\$478,215	\$501,791	\$523,418
Down Payment	\$50,000	\$53,135	\$55,755	\$58,158
Rate	4.375%	5.175%	5.675%	5.975%
Mortgage Insurance	\$113	\$120	\$126	\$131
Total Cash to Close (with Points and Down Payment)	\$59,000	\$62,417	\$65,273	\$67,892
Total Annual Expenses (PITI)	\$35,692	\$40,629	\$44,460	\$47,524

COST OF WAITING ANALYSIS

Compared to 10% Down Today	Waiting 1 year	Waiting 2 years	Waiting 3 years
Loss of monthly cash flow	\$411	\$731	\$986
Annual loss in cash flow	\$4,937	\$8,767	\$11,831
Loss in Property Appreciation	\$31,350	\$57,546	\$81,576
Amortization Lost	\$7,422	\$15,174	\$23,273
Total Cost of Waiting	\$38,772	\$72,720	\$104,849

How much will it cost you to wait 1, 2 or 3 years?

These charts compare all of the costs and payments if you were to take out your loan today, versus 1, 2 and 3 years. The Property value changes are based on the MBS Highway forecasts for each county, but can be adjusted. The Interest Rate changes are based on the MBA forecasts, but can also be changed. The down payment amount assumes that you will want to keep the same LTV, so if the home price increases in the future, the down payment will increase accordingly.

Forecast based on MBA Mortgage Rate & MBS Highway Home Value Projections. These hypothetical examples are illustrations for educational purposes only and are neither an offer to lend nor a Good Faith Estimate. APR ranges are: Loan today: 4.54%, 1 year: 5.366%, 2 years: 5.872%, 3 years: 6.175% for the scenarios above. Actual costs can be less, and actual rates are subject to change at any time. Qualification for any loan is dependent on individual circumstance and subject but not limited to employment/income, credit history and acceptable liquid assets to close.

BEHL



Angie Oleary
 Senior Loan Officer
 NMLS ID#1251904
 4909 Murphy Canyon Rd Suite 510
 San Diego, CA 92123
 Direct: 619-850-2937
 Direct: 858-309-0039
aoleary@bayeq.com
bayequityhomeloans.com/angie-oleary

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