

Cost of Waiting on New Loan
New Comparison (\$850,000)

(Forecast based on MBA Mortgage Rate & MBS Highway Home Value Projections)

	Loan Today (New Loan)	Waiting 1 year	Waiting 2 years	Waiting 3 years
Property Value	\$850,000	\$882,980	\$905,673	\$929,311
Loan Amount	\$680,000	\$706,384	\$724,538	\$743,449
Down Payment	\$170,000	\$176,596	\$181,135	\$185,862
Rate	4.750%	5.550%	6.050%	6.350%
Total Cash to Close (with Points and Down Payment)	\$174,500	\$181,096	\$185,635	\$190,362
Monthly Prin. & Interest (Start)	\$3,547	\$4,033	\$4,367	\$4,626
Annual Prin. & Interest (Year 1)	\$42,566	\$48,396	\$52,407	\$55,512
Total Monthly Expenses (PITI)	\$4,357	\$4,871	\$5,224	\$5,502
Total Annual Expenses (PITI)	\$52,286	\$58,446	\$62,685	\$66,027

Cost of Waiting Analysis

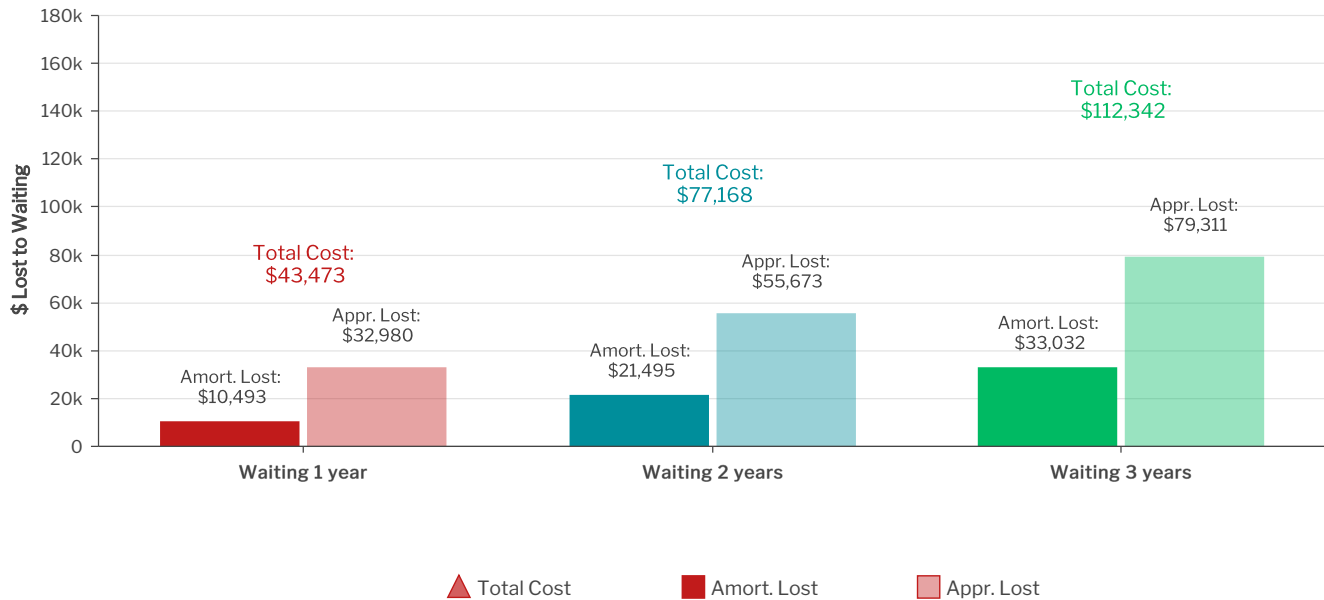
(New Loan)

Compared to New Loan Today	Waiting 1 year	Waiting 2 years	Waiting 3 years
Loss of monthly cash flow	\$513	\$867	\$1,145
Annual loss in cash flow	\$6,160	\$10,399	\$13,741
Loss in Property Appreciation	\$32,980	\$55,673	\$79,311
Amortization Lost	\$10,493	\$21,495	\$33,032
Total Cost of Waiting	\$43,473	\$77,168	\$112,342

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.

Cost of Waiting: New Loan

Losses from Appreciation, and Amortization



Additional Cash Required

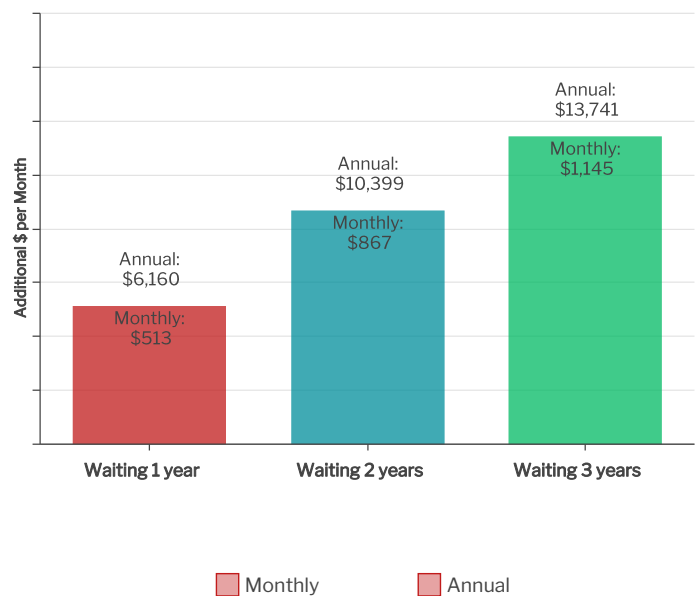


New Loan	\$174,500 Original Cash to close
Waiting 3 years	\$15,862 more required
Waiting 2 years	\$11,135 more required
Waiting 1 year	\$6,596 more required

See how much more cash you will need to bring to the closing table in order to close 1, 2 and 3 years later. The cost increase 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.

Cost of Waiting: New Loan

Loss in Cashflow



If the home you are looking to purchase appreciates and rates increase, you could be paying much more if you wait 1, 2 or 3 years. The chart below shows how much more, on a monthly and annual basis, you will have to pay.