

To Buy Now or Later?...

now that's the question

Prepared for
\$1M Home Buyer

	Scenario #1 <i>Rates & home prices slightly increase</i>		Scenario #2 <i>Rates increase moderately as many predict & home prices stay level</i>		Scenario #3 <i>You save more for a larger downpayment but rates & home prices increase moderately</i>	
Current Purchase Price	\$1,000,000.00		Current Purchase Price	\$1,000,000.00	Current Purchase Price	\$1,000,000.00
Down Payment	5.00%		Down Payment	5.00%	Down Payment	10.00%
Current Interest Rate	4.25%		Current Interest Rate	4.25%	Current Interest Rate	4.25%
Term (Years)	30		Term (Years)	30	Term (Years)	30
While waiting, the price changes	1.00%		While waiting, the price changes	2.00%	While waiting, the price changes	2.00%
While waiting, the rate increase/decrease by	0.25%		While waiting, the rate increase/decrease by	0.40%	While waiting, the rate increase/decrease by	0.40%
	<i>Scenario #1 (Now vs Waiting)</i>		<i>Scenario #2 (Now vs Waiting)</i>		<i>Scenario #3 (Now vs Waiting)</i>	

[Predictions for interest rates - click here](#)

Now vs Waiting Differences	Scenario #1 (Now vs Waiting)		Scenario #2 (Now vs Waiting)		Scenario #3 (Now vs Waiting)	
	Now	Waiting	Now	Waiting	Now	Waiting
Sales Price	\$1,000,000.00	\$1,010,000.00	\$1,000,000.00	\$1,020,000.00	\$1,000,000.00	\$1,020,000.00
<i>cost of home difference</i>		\$10,000.00		\$20,000.00		\$20,000.00
Down Payment	\$50,000.00	\$50,500.00	\$50,000.00	\$51,000.00	\$100,000.00	\$102,000.00
Mortgage	\$950,000.00	\$959,500.00	\$950,000.00	\$969,000.00	\$900,000.00	\$918,000.00
<i>Current Rate vs Possible</i>	4.25%	4.50%	4.25%	4.65%	4.25%	4.65%
Monthly Payment	\$4,673.43	\$4,861.65	\$4,673.43	\$4,996.52	\$4,427.46	\$4,733.55
Payment difference		\$188.22		\$323.09		\$306.09
Additional cost for 1 Year		\$2,258.60		\$3,877.10		\$3,673.04
Additional cost for 3 Years		\$6,775.80		\$11,631.30		\$11,019.13
Additional cost for 6 Years		\$13,551.59		\$23,262.60		\$22,038.26

Let's look at all your options before you conclude that you'll be in a better financial position to buy a home 6 or more months down the road

Interest Rate Information visit
KevinComisky.com/MortgageRates