

To Buy Now or Later?...

now that's the question

Prepared for
\$750K Home Buyer

Scenario #1		Scenario #2		Scenario #3	
<i>Rates & home prices slightly increase</i>		<i>Rates increase moderately as many predict & home prices stay level</i>		<i>You save more for a larger downpayment but rates & home prices increase moderately</i>	
Current Purchase Price	\$750,000.00	Current Purchase Price	\$750,000.00	Current Purchase Price	\$750,000.00
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	\$750,000.00	\$757,500.00	\$750,000.00	\$765,000.00	\$750,000.00	\$765,000.00
<i>cost of home difference</i>		\$7,500.00		\$15,000.00		\$15,000.00
Down Payment	\$37,500.00	\$37,875.00	\$37,500.00	\$38,250.00	\$75,000.00	\$76,500.00
Mortgage	\$712,500.00	\$719,625.00	\$712,500.00	\$726,750.00	\$675,000.00	\$688,500.00
<i>Current Rate vs Possible</i>	4.25%	4.50%	4.25%	4.65%	4.25%	4.65%
Monthly Payment	\$3,505.07	\$3,646.23	\$3,505.07	\$3,747.39	\$3,320.59	\$3,550.16
Payment difference		\$141.16		\$242.32		\$229.57
Additional cost for 1 Year		\$1,693.95		\$2,907.83		\$2,754.78
Additional cost for 3 Years		\$5,081.85		\$8,723.48		\$8,264.35
Additional cost for 6 Years		\$10,163.70		\$17,446.95		\$16,528.69

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