

To Buy Now or Later?...

now that's the question

Prepared for
\$500K 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	\$500,000.00	Current Purchase Price	\$500,000.00	Current Purchase Price	\$500,000.00
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	\$500,000.00	\$505,000.00	\$500,000.00	\$510,000.00	\$500,000.00	\$510,000.00
<i>cost of home difference</i>		\$5,000.00		\$10,000.00		\$10,000.00
Down Payment	\$25,000.00	\$25,250.00	\$25,000.00	\$25,500.00	\$50,000.00	\$51,000.00
Mortgage	\$475,000.00	\$479,750.00	\$475,000.00	\$484,500.00	\$450,000.00	\$459,000.00
<i>Current Rate vs Possible</i>	4.25%	4.50%	4.25%	4.65%	4.25%	4.65%
Monthly Payment	\$2,336.71	\$2,430.82	\$2,336.71	\$2,498.26	\$2,213.73	\$2,366.77
Payment difference		\$94.11		\$161.55		\$153.04
Additional cost for 1 Year		\$1,129.30		\$1,938.55		\$1,836.52
Additional cost for 3 Years		\$3,387.90		\$5,815.65		\$5,509.56
Additional cost for 6 Years		\$6,775.80		\$11,631.30		\$11,019.13

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