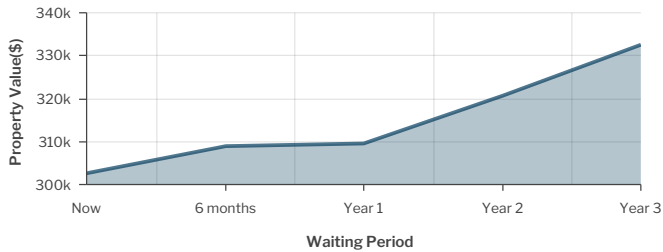


# Cost of Waiting (\$302,628)

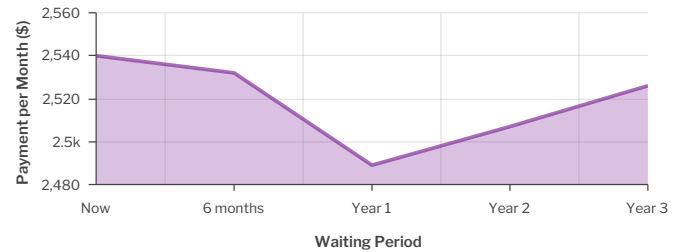
St. Clair County, IL

	Loan Today (My New Loan)	Waiting 6 months	Waiting 1 year	Waiting 2 years	Waiting 3 years
Property Name	Mhy New Home	Mhy New Home	Mhy New Home	Mhy New Home	Mhy New Home
Property Value	\$302,628	\$308,938 <b>2.09%</b>	\$309,557 <b>2.29%</b>	\$320,705 <b>5.97%</b>	\$332,555 <b>9.89%</b>
Loan Amount	\$287,497	\$293,492	\$294,080	\$304,670	\$315,928
Term	30 years	30 years	30 years	30 years	30 years
Down Payment	\$15,131	\$15,446	\$15,477	\$16,035	\$16,627
Rate	6%	5.75%	5.5%	5.25%	5%
APR %	6.356%	6.121%	5.869%	5.643%	5.416%
Fixed/ARM	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed
Mortgage Insurance	\$139	\$142	\$142	\$147	\$153

### Appreciation of Property



### Payments Over Time



## Cost of Waiting Analysis

Compared to My New Loan Today	Waiting 6 months	Waiting 1 year	Waiting 2 years	Waiting 3 years
Payment Difference	\$-8	\$-51	\$-33	\$-14
Annual loss in cash flow	\$-95	\$-611	\$-399	\$-165
Loss in Property Appreciation	\$6,310	\$6,929	\$18,077	\$29,927
Amortization Lost	\$1,739	\$3,530	\$7,279	\$11,258
Total Cost of Waiting	\$8,049	\$10,459	\$25,356	\$41,185

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.



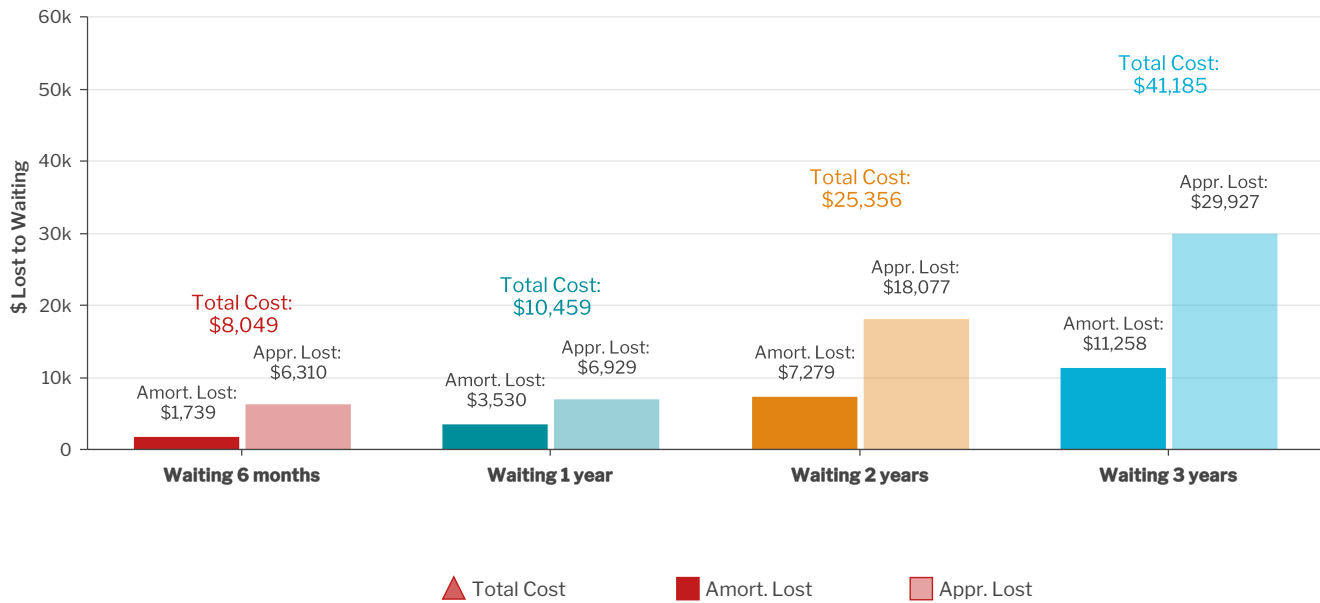
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## Cost of Waiting: My New Loan

### Losses from Appreciation and Amortization



## Additional Cash Required

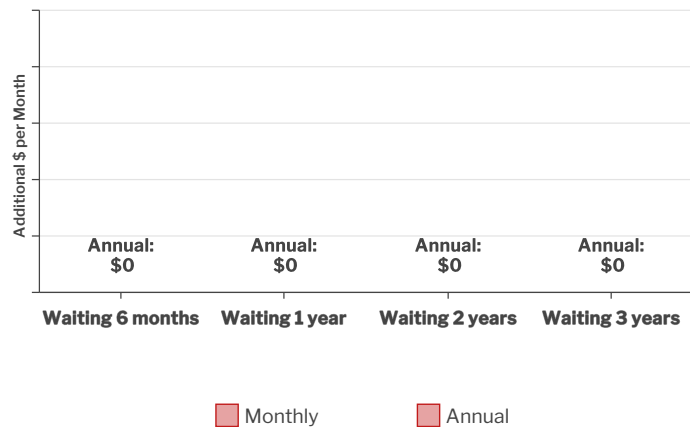


Waiting 3 years	\$1,496 more required
Waiting 2 years	\$904 more required
Waiting 1 year	\$346 more required
Waiting 6 months	\$315 more required

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: My 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.