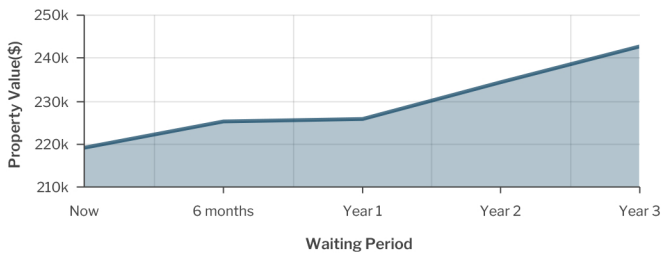


Cost of Waiting (\$219,149)

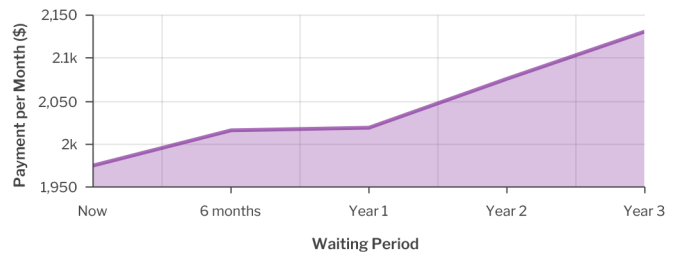
Champaign County, IL

	Loan Today (New Loan)	Waiting 6 months	Waiting 1 year	Waiting 2 years	Waiting 3 years
Property Name	My Property	My Property	My Property	My Property	My Property
Property Value	\$219,149	\$225,264 2.79%	\$225,832 3.05%	\$234,395 6.96%	\$242,740 10.76%
Loan Amount	\$208,192	\$214,001	\$214,541	\$222,676	\$230,603
Term	30 years	30 years	30 years	30 years	30 years
Down Payment	\$10,957	\$11,263	\$11,291	\$11,719	\$12,137
Rate	6.75%	6.75%	6.75%	6.75%	6.75%
APR %	7.139%	7.158%	7.159%	7.183%	7.204%
Fixed/ARM	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed
Mortgage Insurance	\$101	\$104	\$104	\$108	\$112

Appreciation of Property



Payments Over Time



Cost of Waiting Analysis

Compared to New Loan Today	Waiting 6 months	Waiting 1 year	Waiting 2 years	Waiting 3 years
Payment Difference	\$41	\$44	\$101	\$156
Annual loss in cash flow	\$488	\$530	\$1,211	\$1,876
Loss in Property Appreciation	\$6,115	\$6,683	\$15,246	\$23,591
Amortization Lost	\$1,091	\$2,219	\$4,592	\$7,131
Total Cost of Waiting	\$7,206	\$8,902	\$19,838	\$30,722

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.



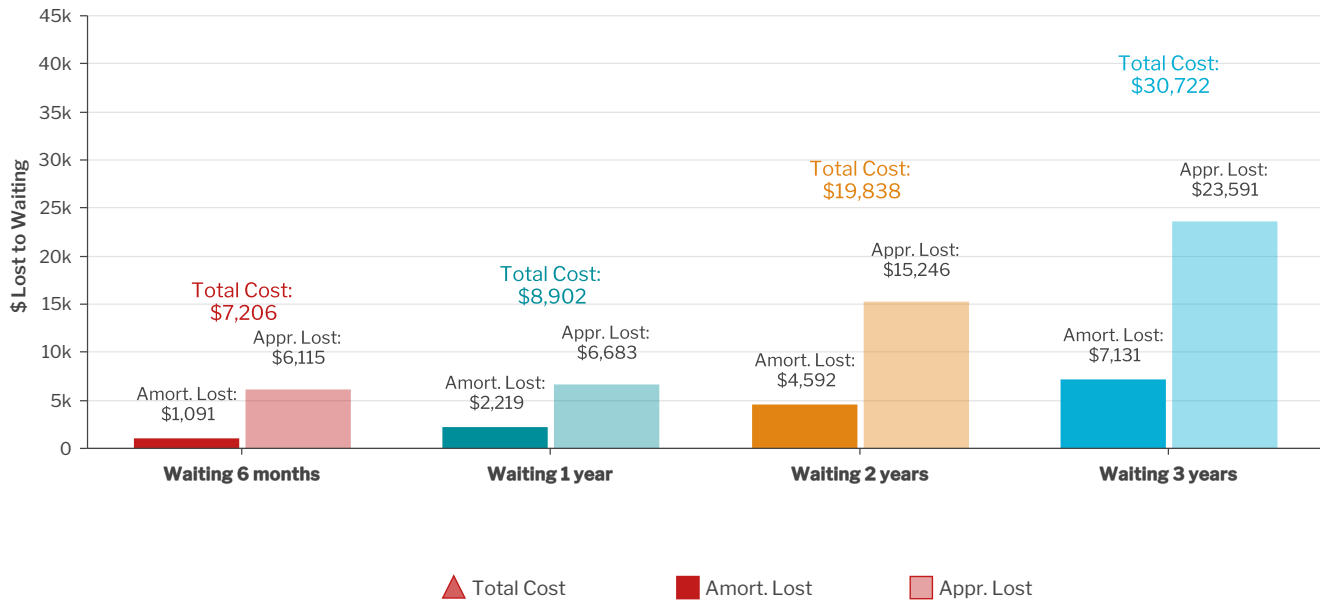
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Cost of Waiting: New Loan

Losses from Appreciation and Amortization



Additional Cash Required

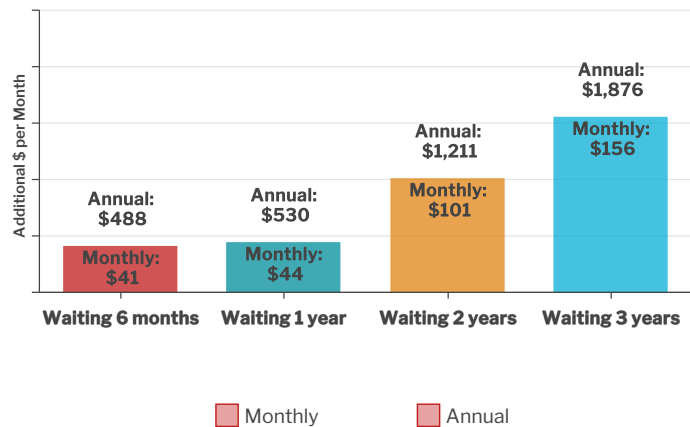


Waiting 3 years	\$1,180 more required
Waiting 2 years	\$762 more required
Waiting 1 year	\$334 more required
Waiting 6 months	\$306 more required

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.