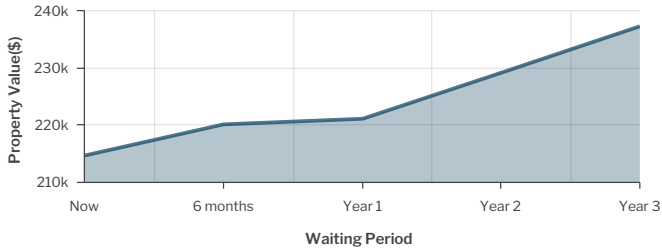


Cost of Waiting (\$214,686)

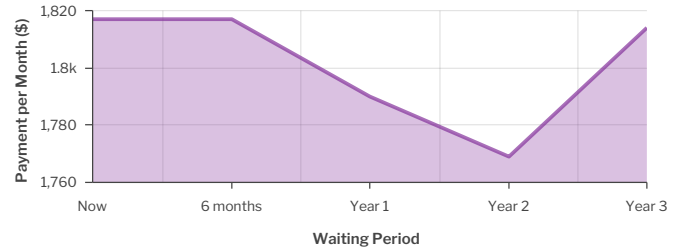
Madison County, IL

	Loan Today (My New Home)	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	\$214,686	\$220,135 2.54%	\$221,120 3.00%	\$229,118 6.72%	\$237,265 10.52%
Loan Amount	\$203,952	\$209,129	\$210,064	\$217,662	\$225,402
Term	30 years	30 years	30 years	30 years	30 years
Down Payment	\$10,734	\$11,006	\$11,056	\$11,456	\$11,863
Rate	6%	5.75%	5.5%	5%	5%
APR %	6.394%	6.161%	5.912%	5.434%	5.453%
Fixed/ARM	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed
Mortgage Insurance	\$99	\$102	\$102	\$106	\$109

Appreciation of Property



Payments Over Time



Cost of Waiting Analysis

Compared to My New Home Today	Waiting 6 months	Waiting 1 year	Waiting 2 years	Waiting 3 years
Payment Difference	\$1	\$-27	\$-47	\$-3
Annual loss in cash flow	\$7	\$-325	\$-568	\$-33
Loss in Property Appreciation	\$5,449	\$6,434	\$14,432	\$22,579
Amortization Lost	\$1,234	\$2,505	\$5,164	\$7,987
Total Cost of Waiting	\$6,683	\$8,939	\$19,596	\$30,566

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.



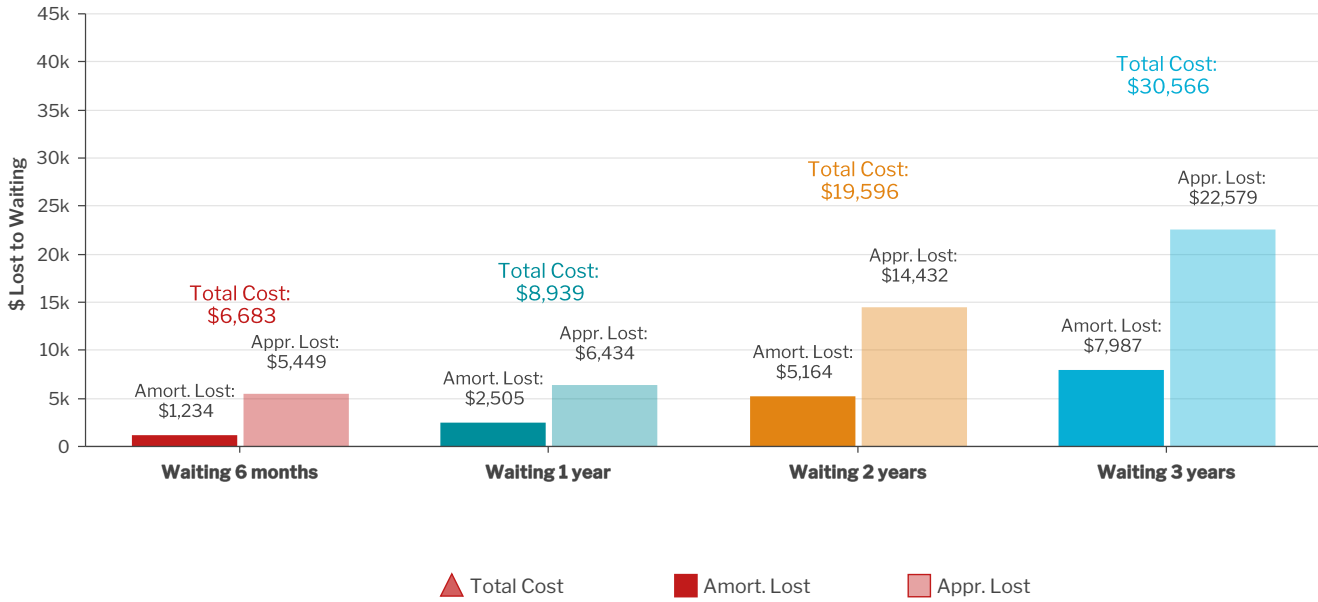
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Loan and monthly payment buying scenarios used for informational purposes only and may not be specific to your situation. Rates expressed may not be available at this time. This document should not be construed as investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. APR of 6.394% assumes a 6% simple fixed interest rate assuming \$2,000 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$203,952 with 360 monthly payments at the assumed simple interest rate (Current as of 4/6/2023). *Lender is not a tax consultation firm. Please seek advice from a tax professional. Monthly expenses may or may not include condominium or HOA fees, if applicable; your payment may be greater.

Cost of Waiting: My New Home

Losses from Appreciation and Amortization

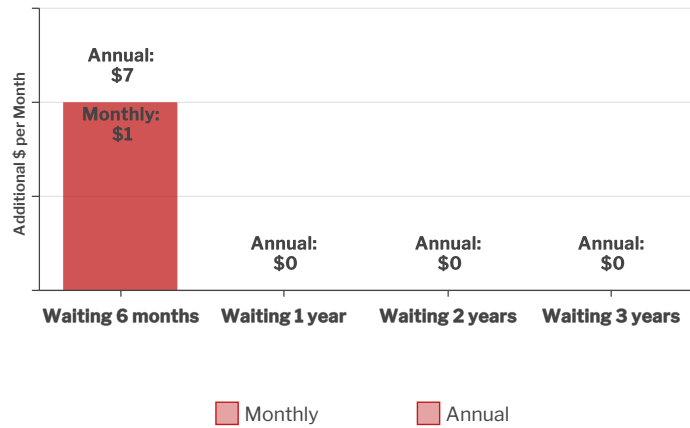


Additional Cash Required



Cost of Waiting: My New Home

Loss in Cashflow



Waiting 3 years	\$1,129 more required
Waiting 2 years	\$722 more required
Waiting 1 year	\$322 more required
Waiting 6 months	\$272 more required

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.

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.