

THE POSSIBLE COSTS OF WAITING TO BUY

The following examples and hypothetical projection are based on a \$450,000 purchase price and a \$450,000 loan amount. 100% financing.

\$450,000 Mortgage @ **6% Interest** = \$2,700.00 monthly payment (Principal and interest)

Taxes and insurance on the above \$450,000 home would be approximately \$569.00 per month.

Total principal + interest + taxes + insurance = **\$ 3,269.00 per month.**

If we assume home prices remain the same next year; but interest rates go up 1%:

\$450,000 mortgage @ **7% interest** = \$2,997.00 monthly payment (principal and interest)

-2,700.00

\$ 297.00 additional per month

Total principal + interest + taxes + insurance = **\$ 3,566.00 per month.**

The following examples and hypothetical projection are based on a \$550,000 purchase price and a \$550,000 loan amount. 100% financing

\$550,000 Mortgage @ **6% Interest** = \$3,300.00 monthly payment (Principal and interest)

Taxes and insurance on the above \$550,000 home would be approximately \$673.00 per month.

Total principal + interest + taxes + insurance = **\$ 3,973.00 per month.**

If we assume home prices remain the same next year; but interest rates go up 1%:

\$550,000 mortgage @ **7% interest** = \$3,663.00 monthly payment (principal and interest)

-3,300.00

\$ 363.00 additional per month

Total principal + interest + taxes + insurance = **\$ 4,336.00 per month**

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