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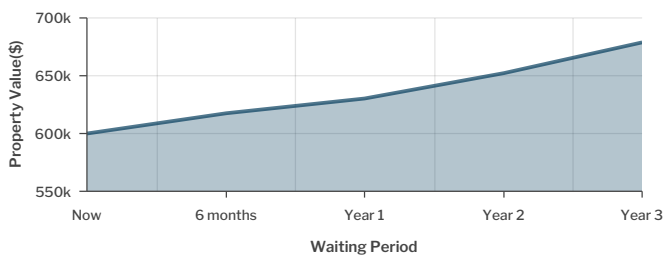
Cost of Waiting (\$600,000)

Larimer County, CO

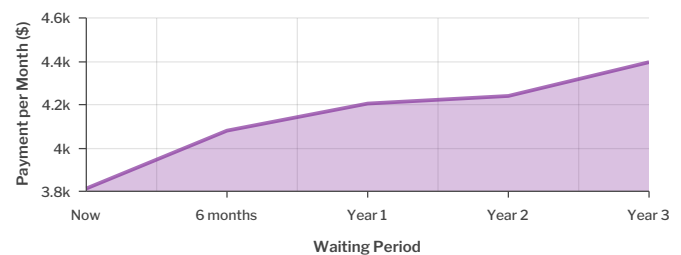
	Loan Today (Buy Now)	Waiting 6 months	Waiting 1 year	Waiting 2 years	Waiting 3 years
Property Name	Buy Now 2022	Buy Now 2022	Buy Now 2022	Buy Now 2022	Buy Now 2022
Property Value	\$600,000	\$617,549 2.92%	\$630,301 5.05%	\$652,269 8.71%	\$678,853 13.14%
Loan Amount	\$570,000	\$586,672	\$598,786	\$619,656	\$644,910
Term	30 years	30 years	30 years	30 years	30 years
Down Payment	\$30,000	\$30,877	\$31,515	\$32,613	\$33,943
Rate	5.125%	5.875%	6%	5.75%	5.75%
APR %	5.801%	6.432%	6.598%	6.373%	6.415%
Fixed/ARM	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed
Mortgage Insurance	\$314	\$215	\$220	\$229	\$237
Annual Prin. & Interest (Year 1)	\$37,243	\$41,645	\$43,080	\$43,394	\$45,162
Monthly Prin. & Interest (Start)	\$3,104	\$3,470	\$3,590	\$3,616	\$3,764
Total Monthly Expenses	\$3,813	\$4,080	\$4,205	\$4,240	\$4,396
Total Annual Expenses	\$45,751	\$48,965	\$50,460	\$50,882	\$52,746
Closing Cost	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900
Total Cash to Close	\$33,900	\$34,777	\$35,415	\$36,513	\$37,843

(Forecast based on MBA/Custom Mortgage Rate & MBS Highway Home Value Projections)

Appreciation of Property



Payments Over Time



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Powered By MBS Highway

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 5.801% assumes a 5.125% 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 \$570,000 with 360 monthly payments at the assumed simple interest rate (Current as of 4/12/2022). *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.

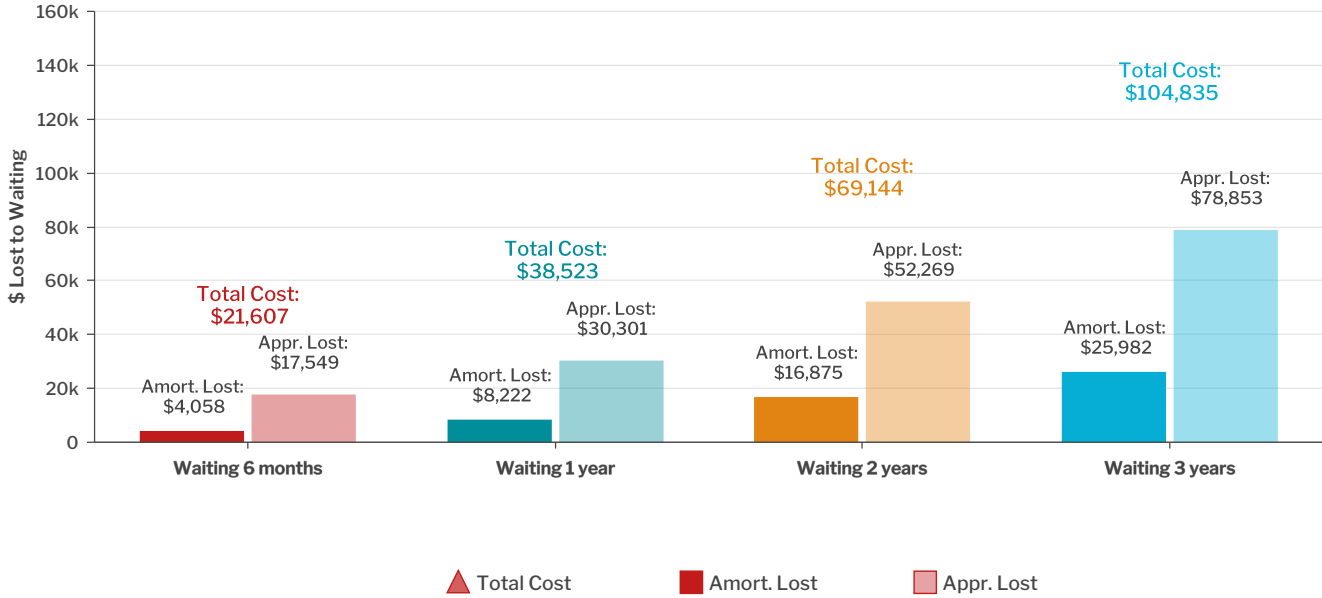
Cost of Waiting Analysis

Compared to Buy Now Today	Waiting 6 months	Waiting 1 year	Waiting 2 years	Waiting 3 years
Payment Difference	\$268	\$392	\$428	\$583
Annual loss in cash flow	\$3,214	\$4,709	\$5,131	\$6,995
Loss in Property Appreciation	\$17,549	\$30,301	\$52,269	\$78,853
Amortization Lost	\$4,058	\$8,222	\$16,875	\$25,982
Total Cost of Waiting	\$21,607	\$38,523	\$69,144	\$104,835

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.

Cost of Waiting: Buy Now

Losses from Appreciation and Amortization

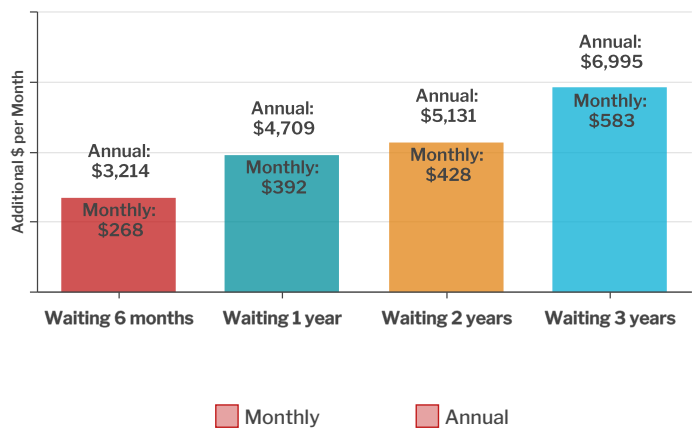


Additional Cash Required



Cost of Waiting: Buy Now

Loss in Cashflow



Waiting 3 years	\$3,943 more required
Waiting 2 years	\$2,613 more required
Waiting 1 year	\$1,515 more required
Waiting 6 months	\$877 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.