

The Cost of Waiting....

We all know interest rates are at RECORD lows and that they are going to increase. The questions we can't is how much will they increase and how quickly. The chart below will help you calculate the difference between what you would pay if you purchased now (at varying prices) and what you would pay at a higher interest rate, both on a monthly basis and over a 30 year loan period.

<u>Loan Amount</u>	<u>Interest Rate</u>	<u>P&I Payment</u>	<u>Cost Difference/Mo</u>	<u>Cost Difference Over 30 Yrs</u>
\$200,000.00	5.0%	\$1,074.00		
\$200,000.00	5.5%	\$1,136.00	\$62	\$22,320
\$200,000.00	6.0%	\$1,199.00	\$125	\$45,000
\$200,000.00	7.0%	\$1,331.00	\$257	\$92,520
\$200,000.00	8.0%	\$1,468.00	\$394	\$141,840
\$400,000.00	5.0%	\$2,147.00		
\$400,000.00	5.5%	\$2,271.00	\$124	\$44,640
\$400,000.00	6.0%	\$2,398.00	\$251	\$90,360
\$400,000.00	7.0%	\$2,661.00	\$514	\$185,040
\$400,000.00	8.50%	\$2,935.00	\$788	\$283,680
\$750,000.00	5.0%	\$4,026.00		
\$750,000.00	5.5%	\$4,258.00	\$232	\$83,520
\$750,000.00	6.0%	\$4,497.00	\$471	\$169,560
\$750,000.00	7.0%	\$4,990.00	\$964	\$347,040
\$750,000.00	8.0%	\$5,503.00	\$1477	\$531,720



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