



National Open House Weekend IT'S A GREAT TIME TO BUY!

A Dream Deferred?

When you put off your home buying decision to wait for “rates to go down” in a rising interest rate environment, it can cost you your dream.

Can you afford to wait?

The home you can afford to buy today may no longer be possible with rising interest rates. Here's why...

Example:

Today, a person could buy a house for \$500,000 with a fixed rate of 4.5% and a monthly principal and interest (P&I) payment of \$2027* with 20% down.

If the 30 year fixed interest rate increases by 1.0%, the payment for the same house rises by more than 10% or their buying power decreases by 10%! This is the math:

<u>Today</u>	<u>1.0% Increase in Rate</u>	<u>10% Less Buying Power</u>
Purchase Price: \$500,000	Purchase Price: \$500,000	Purchase Price: \$450,000
Loan Amount: \$400,000	Loan Amount: \$400,000	Loan Amount: \$360,000
Interest Rate: 4.500%	Interest Rate: 5.500%	Interest Rate: 5.50%
APR: 4.586%	APR: 5.591%	APR: 5.601%
P&I Payment: \$2027*	P&I Payment: \$2272*	P&I Payment: \$2044*

*Monthly payment does not include taxes & insurance. Actual monthly payment obligations may be higher.



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APR based on estimated prepaid finance charges of \$4000. The interest rate shown in the “Today” column above was available as of 6/1/11. This is not a commitment to lend. Programs, rates, terms, and conditions are subject to change without notice. Landover Mortgage, LLC is licensed as a mortgage lender by the Washington Department of Financial Institutions, by the Oregon Division of Finance and Corporate Securities, license #ML-3081, and by the Department of Corporations under the California Residential Mortgage Lending Act, license #413-0873. NMLS ID: 51357.