



**PRIVATE MORTGAGE ADVISORS**

*An Affiliate of* WELLS FARGO BANK, N.A.

# Should we wait to buy a Home?

|  | Current High Balance Loan Amount | After December 31st<br>Assumed Market Reduction -<br>Loan is now a Jumbo |
|--|----------------------------------|--|
|  |                                  | 0%   |
| <b>Purchase Price</b>                            | \$912,000                        | \$912,000  |
| <b>Down Payment %</b>                            | 20%                              | 20%  |
| <b>Down Payment</b>                              | \$182,400                        | \$182,400  |
| <b>Loan Amount</b>                               | \$729,600                        | \$729,600  |
| <b>Points</b>                                    | 0                                | 0  |
| <b>Interest Rate - 30 year Fixed*</b>            | 6.125%                           | 9.625%   |
| <b>Monthly Mortgage Payment</b>                  | \$4,433                          | \$6,202  |
| <b>Difference in Monthly Payment</b>             |                                  | \$1,768  |
| <b>Difference in Yearly Payment</b>              |                                  | \$21,221   |
| <b>Cost difference over the life of the loan</b> |                                  | \$426,537  |

\*Rates based as of 10/20/08

Prepared by: Ken Sotelo



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# Should we wait to buy a Home?

|  | Current High Balance Loan Amount | After December 31st<br>Assumed Market Reduction -<br>Loan is now a Jumbo |
|--|----------------------------------|--|
|  |                                  | 5%   |
| <b>Purchase Price</b>                            | \$912,000                        | \$866,400  |
| <b>Down Payment %</b>                            | 20%                              | 20%  |
| <b>Down Payment</b>                              | \$182,400                        | \$173,280  |
| <b>Loan Amount</b>                               | \$729,600                        | \$693,120  |
| <b>Points</b>                                    | 0                                | 0  |
| <b>Interest Rate - 30 year Fixed*</b>            | 6.125%                           | 9.625%   |
| <b>Monthly Mortgage Payment</b>                  | \$4,433                          | \$5,891  |
| <b>Difference in Monthly Payment</b>             |                                  | \$1,458  |
| <b>Difference in Yearly Payment</b>              |                                  | \$17,500   |
| <b>Cost difference over the life of the loan</b> |                                  | \$321,468  |

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|  | <b>Current High Balance Loan Amount</b> | <b>After December 31st<br/>Assumed Market Reduction -<br/>Loan is now a Jumbo</b> |
|--|---|---|
|  |   | 10%   |
| <b>Purchase Price</b>                            | \$912,000                               | \$820,800   |
| <b>Down Payment %</b>                            | 20%                                     | 20%   |
| <b>Down Payment</b>                              | \$182,400                               | \$164,160   |
| <b>Loan Amount</b>                               | \$729,600                               | \$656,640   |
| <b>Points</b>                                    | 0                                       | 0   |
| <b>Interest Rate - 30 year Fixed*</b>            | 6.125%                                  | 9.625%  |
| <b>Monthly Mortgage Payment</b>                  | \$4,433                                 | \$5,581   |
| <b>Difference in Monthly Payment</b>             |   | \$1,148   |
| <b>Difference in Yearly Payment</b>              |   | \$13,779  |
| <b>Cost difference over the life of the loan</b> |   | \$216,400   |

\*Rates based as of 10/20/08

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