



Denny Andrews

C2 Financial Corporation

License MB/897584

Bellevue, WA Branch MB/1961448

C2 Financial Corporation MB/135622

425-202-5121

4 Spreadsheets Addressing Higher Interest Rates

The following spreadsheets put rising interest rates in perspective and shows alternatives and break evens

- 2022 – 2023 Higher Rates Vs. Lower Payments
- Paying Points Analysis with Break Evens
- Lender Paid Interest Rate Buydowns Analysis
- 4 Increasing Purchase Prices Comparison

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2022 Lower Interest Rates Vs. 2023 Lower Housing Prices Comparison

2022 Purchase Price	\$1,500,000	
2023 Price Reduction	25.00%	
2022 30 Year Fixed Rate	3.00%	
2023 30 Year Fixed Rate	6.25%	

February 2022 Estimated Purchase Price	\$1,500,000	January 2023 Estimated Purchase Price	\$1,125,000
February 2022 30 Year P & I Payment	\$5,059	January 2023 30 Year P & I Payment	\$5,541

Percent Price Reduction From 2022 to 2023	25.00%
Dollar Difference in Price From 2022 to 2023	\$375,000
Increase in 30 Year Fixed Rate From 2022 to 2023	3.25%

February 2022 Estimated Purchase Price	\$1,500,000
20% Conventional Down Payment at February 2022 Price	\$300,000
Loan Amount	\$1,200,000
February 2022 30 Year Interest Rate	3.00%
Principal and Interest Payment 2022	\$5,059

January 2023 Estimated Purchase Price	\$1,125,000
20% Conventional Down Payment at January 2023 Price	\$225,000
Loan Amount	\$900,000
January 2023 30 Year Interest Rate	6.25%
Principal and Interest Payment 2023	\$5,541

Reduction In Down Payment Needed From 2022 to 2023	\$75,000	
Percentage Difference	25.00%	
Increase In Monthly Principal & Interest Payment From 2022 Rate	\$482	
Percentage Difference	8.70%	

Reduction In Down Payment From 2022 Due to Lower Price	\$75,000
Increase In Monthly Payment From 2022 Due to Higher Interest Rates	\$482
Number of Months Until The Reduction In Down Payment Is Used Up By The Increase In The Monthly Payment	156
Number of Years Until The Reduction In Down Payment Is Used Up	13

Denny Andrews
Denny@dennyandrews.com
425-202-5121
C2 Financial Corporation
License# 897584
C2 Financial Corporation# 135622
www.RealEstateConsultingService.com



This is not an offer to extend credit or provide a specific interest rate. For Informational Purposes Only





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Denny Andrews NMLS #897584 denny@dennyandrews.com 425-753-2602

All Rates and Fees Subject to credit, income, asset & property verification.

Purchase Price \$1,000,000

Pricing Is For A 30 Year Fixed Interest For A 30 Day Lock

Real Estate Purchase Paying Points Analysis

	No Points	Paying Points	Points Breakeven	
Purchase Price	\$1,000,000	\$1,000,000	Points Paid	\$13,125
Interest Rate	6.625%	6.125%	Interest Rate Savings	0.501%
Points Paid %	0.000%	1.750%	Payment Savings	\$245
Points Paid \$	\$0	\$13,125	Breakeven Months	53.46
Loan Amount	\$750,000	\$750,000	Breakeven Years	4.46
Loan To Value	75%	75%		
Interest Rate	6.625%	6.125%	Refinance Monthly Savings	
Monthly Payment	\$4,802	\$4,557	1% Interest Rate Drop	\$485
Taxes	\$708	\$708	1.5% Interest Rate Drop	\$719
Mortgage Insurance	\$0	\$0	2% Interest Rate Drop	\$946
Insurance	\$110	\$110	2.5% Interest Rate Drop	\$1,167
Total Estimated Payment	\$5,621	\$5,375	3% Interest Rate Drop	\$1,382

Program	30 Year Fixed	
	Closing Costs	Estimated Numbers
Loan Fee / Points	\$0	\$13,125
Appraisal	\$750	\$750
Credit Report	\$62	\$62
Title Fee	\$1,200	\$1,200
Escrow Fee	\$1,500	\$1,500
Recording Fees	\$350	\$350
UW Fee	\$1,095	\$1,095
Processing Fee	\$1,150	\$1,150
Tax Service	\$410	\$410
Flood Certification	\$70	\$70
Total Closing Costs	\$6,587	\$19,712
Purchase Price	\$1,000,000	\$1,000,000
Tax and Insurance Reserves	\$7,083	\$7,083
Loan Amount	\$750,000	\$750,000
Ernest Money	\$0	\$0
Seller Paid Closing Costs	\$0	\$0
Amount Due To Close	\$263,670	\$276,795

Findings
If you believe interest rates will drop
In the next
51.46 Months
Save Money & Do Not Pay Points As
You will not breakeven
on the paying of points at closing

In Volatile Economic Times
It's Rarely About Buying The Best
Interest Rate You Can Get Today

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Purchase Price **\$909,000**

Pricing Is For A 30 Year Fixed Interest For A 30 Day Lock

Real Estate Purchase 1 Year and 2-1 Lender Paid Buydown

	No Buydown	1 Year Buydown	2-1 Year Buydown
Purchase Price	\$909,000	\$909,000	\$909,000
Interest Rate	6.817%	7.260%	7.561%
Points Paid %	0.000%	0.000%	0.826%
Points Paid \$	\$0	\$0	\$5,631
Loan Amount	\$681,750	\$681,750	\$681,750
Loan To Value	75%	75%	75%
Interest Rate Year 1	6.817%	6.260%	5.561%
Monthly Payment	\$4,452	\$4,202	\$3,897
Taxes	\$644	\$644	\$644
Mortgage Insurance	\$0	\$0	\$0
Insurance	\$100	\$100	\$100
Total Estimated Payment	\$5,196	\$4,946	\$4,641
Payment Difference From No Buydown		\$250	\$555
Interest Rate Year 2	6.817%	7.260%	6.561%
Monthly Payment	\$4,452	\$4,655	\$4,337
Taxes	\$644	\$644	\$644
Mortgage Insurance	\$0	\$0	\$0
Insurance	\$100	\$100	\$100
Total Estimated Payment	\$5,196	\$5,399	\$5,080
Payment Difference From No Buydown		-\$203	\$116
Interest Rate Year 3 - 30	6.817%	7.260%	7.561%
Monthly Payment	\$4,452	\$4,655	\$4,795
Taxes	\$644	\$644	\$644
Mortgage Insurance	\$0	\$0	\$0
Insurance	\$100	\$100	\$100
Total Estimated Payment	\$5,196	\$5,399	\$5,539
Payment Difference From No Buydown		-\$203	-\$343
Program	30 Year Fixed		
	Closing Costs Estimated Numbers		
Loan Fee / Points	\$0	\$0	\$5,631
Appraisal	\$750	\$750	\$750
Credit Report	\$62	\$62	\$62
Title Fee	\$1,200	\$1,200	\$62
Escrow Fee	\$1,500	\$1,500	\$1,200
Recording Fees	\$350	\$350	\$1,500
UW Fee	\$1,095	\$1,095	\$1,095
Processing Fee	\$1,150	\$1,150	\$1,150
Tax Service	\$410	\$410	\$1,150
Flood Certification	\$70	\$70	\$410
Total Closing Costs	\$6,587	\$6,587	\$13,010
Purchase Price	\$909,000	\$909,000	\$909,000
Tax and Insurance Reserves	\$6,439	\$6,439	\$6,439
Loan Amount	\$681,750	\$681,750	\$681,750
Ernest Money	\$0	\$0	\$0
Seller Paid Closing Costs	\$0	\$0	\$0
Amount Due To Close	\$240,276	\$240,276	\$246,699

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Purchase Price	\$600,000
Purchase Price Increase Amount	\$50,000

Pricing Is For A 30 Day Lock

Real Estate Purchase Interest Rates, Costs & Payments

Purchase Price	\$600,000	\$650,000	\$700,000	\$750,000
Loan Amount	\$570,000	\$617,500	\$665,000	\$712,500
Loan To Value	95%	95%	95%	95%
Loan Amount	\$570,000	\$617,500	\$665,000	\$712,500
Loan To Value	95%	95%	95%	95%
Interest Rate	6.819%	6.819%	6.819%	6.819%
Monthly Payment	\$3,723	\$4,033	\$4,344	\$4,654
Taxes	\$425	\$460	\$496	\$531
Mortgage Insurance	\$119	\$129	\$139	\$148
Insurance	\$66	\$72	\$77	\$83
Total Payment	\$4,333	\$4,694	\$5,055	\$5,416

Program **30 Year Fixed**

Closing Costs Estimate

Loan Fee / Points	\$0	\$0	\$0	\$0
Appraisal	\$750	\$750	\$750	\$750
Credit Report	\$62	\$62	\$62	\$62
Title Fee Depends on Title Company	\$900	\$1,100	\$1,300	\$1,500
Escrow Fee Depends on Closing Agent	\$900	\$1,100	\$1,300	\$1,500
Recording Fees	\$350	\$350	\$350	\$350
UW Fee	\$1,095	\$1,095	\$1,095	\$1,095
Processing Fee	\$1,150	\$1,150	\$1,150	\$1,150
Tax Service	\$125	\$125	\$125	\$125
Flood Certification	\$0	\$0	\$0	\$0
Total Closing Costs	\$5,332	\$5,732	\$6,132	\$6,532

Purchase Price	\$600,000	\$650,000	\$700,000	\$750,000
Tax and Insurance Reserves	\$4,250	\$4,604	\$4,958	\$5,313
Loan Amount	\$570,000	\$617,500	\$665,000	\$712,500
Ernest Money	\$0	\$0	\$0	\$0
Seller Paid Closing Costs	\$9,582	\$10,336	\$11,090	\$11,845
Amount Due To Close	\$30,000	\$32,500	\$35,000	\$37,500

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