

How Small Changes Make a BIG Difference



It's no secret that mortgage rates are at record lows. But according to many so called "gurus", it only makes sense to refinance if you can save x or y amount of dollars. Don't let all the guru noise or internet-babble discourage you from checking things out for your own situation.

For example, consider someone who just purchased a home or refinanced their \$200,000 mortgage several months ago. They might have a mortgage rate of 5.5%. Many "experts" would say it's not worth it to refinance unless they can lower their rate by a full 1% without paying points. However, what if they paid \$4,000 in points and closing costs and bumped up their mortgage balance to \$204,000? Here's what their situation might look like:



Old Payment = \$1,135.58

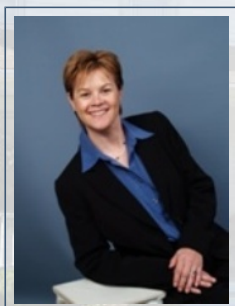
New Payment = \$1,033.64

Payment Savings = \$101.94

If they save the \$101 @ 4.5% they will have:	If they save the \$101 @ 6% they will have:
\$6,782 in 5 years	\$7,047 in 5 years
\$15,271 in 10 years	\$16,552 in 10 years
\$25,897 in 15 years	\$29,373 in 15 years
\$39,210 in 20 years	\$46,666 in 20 years
\$76,698 in 30 years	\$101,456 in 30 years

Wow!!

If this represented your situation, and you listened to all the "gurus" telling you not to bother refinancing, you would actually LOSE up to \$101,456! Do yourself a favor. Put that \$101,456 back in your pocket by calling me today! Although I'm not promising that you will qualify to save exactly this much money, I will help you save as much money as possible in your situation. As a Certified Mortgage Planning Specialist™ (CMPS®), I am committed, qualified and equipped to help you evaluate your options and make smart choices. Contact me for more information



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