YOUR HOME FINANCING BLUEPRINT

Should You Buy Now or Wait?

A Self-Assessment

The "Cost of Waiting" calculator shows you the numbers. This is the other half of the decision, the part that isn't about numbers at all.

Go through the statements below honestly. There's no score to hit and no right number of checked boxes. This is just a way to see your own situation clearly, on paper, instead of turning it over in your head.

BUYING A HOME
LEARNING PATH

☐ YOUR TIMELINE

I'm fairly confident I'll stay in this home for at least the next few years.

If you're not sure, that's worth sitting with. The costs of buying and selling can outweigh the equity you'd build if you move again soon, regardless of what rates are doing.

☐ YOUR MONTHLY PAYMENT

The payment I'd qualify for today feels genuinely comfortable, not just approved.

If getting into a home means stretching every month with nothing left over, that's information, not a green light. It's worth strengthening your position before you buy, not hoping the tight month is temporary.

☐ YOUR MARKET

My target area feels like a normal, steady market, not one that's overheated or declining.

A market with unsustainable price run-ups, or one with falling values and rising inventory, calls for more caution than a steady one. If you're not sure how your target area is trending, that's worth a real conversation before you buy.

☐ YOUR RESERVES

After my down payment and closing costs, I'd still have savings left over.

A down payment that empties your account leaves no room for a job change, a repair, or anything else life tends to bring—usually at the worst possible time. Buying should leave you feeling more secure, not less.

☐ YOUR INCOME AND JOB SITUATION

My income and job situation feel stable for at least the next year.

A home is a long commitment. If the next year feels genuinely uncertain for reasons that have nothing to do with rates, that uncertainty deserves real weight in this decision.

WHAT TO DO WITH THIS

If you checked most of these, that's a good sign your timing has less to do with the rate and more to do with whether you're actually ready, which is exactly where this decision should live.

A few of these gave you pause, that's not a wrong answer. It's useful information. Some of these are things you can strengthen before you buy. Others just mean waiting is genuinely the smarter move for you right now, not because of what rates are doing, but because of where you are.

LET'S TALK

Either way,
YOU DON'T HAVE TO SORT THROUGH THIS ALONE.

TALK WITH JODY

Pairs with the *Cost of Waiting* Calculator and the article *Should You Wait for Mortgage Rates to Come Down?*

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Framework LENDING