



DOWN PAYMENT MYTHS

WHAT MOST HOMEBUYERS GET WRONG

One of the biggest misconceptions in home buying is that you must put 20% down to purchase a home.

While putting more down can reduce a monthly payment, it isn't always required

- and it isn't always the best move for every buyer.



Where the 20% idea came from



It can eliminate mortgage insurance and Lower the loan amount



Became viewed as a requirement but low-down-payment options available



Goal from when homes were much cheaper



So one must weigh it out - Monthly savings vs. Opportunity loss



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THE REALITY

WHAT ACTUALLY MATTERS

Your monthly payment comfort

How much cash you want to keep available

Your long-term plans for the home

Flexibility if circumstances change

There's no single right answer

Some buyers choose to put more down to lower their payment.

Others choose to keep more cash available for flexibility.

The right option depends on your situation — not a one-size-fits-all rule.

You can find plenty of answers online, but those are general guidelines.

Talking through your options with someone who can look at your current position – your goals, comfort level, and timing — is often the best way to decide what actually makes sense for you.



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