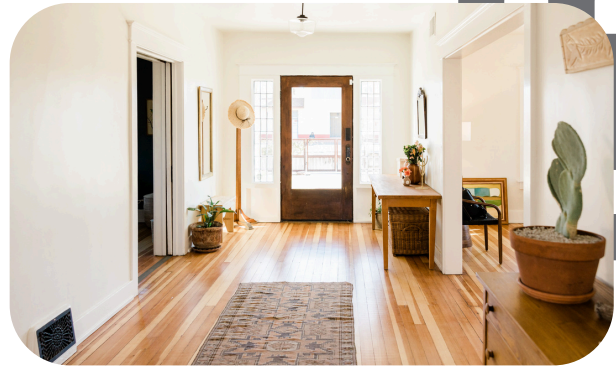




# Real-World Home Payment Breakdown

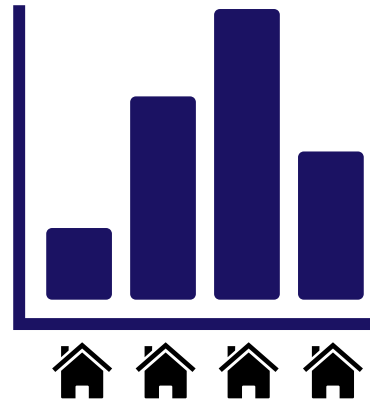
What online mortgage calculators often miss



One of the biggest mistakes buyers make is focusing only on the home price.

In reality, the monthly payment is what you live with, and small details can change it more than most people expect.

Online calculators are helpful starting points — but they often leave out key pieces that matter in real life.



## Loan amount

The loan amount is the portion of the home price you finance after your down payment. It directly affects both your monthly payment and the total interest paid over time.



## Interest Rate

The interest rate determines the cost of borrowing the loan. Even small changes in rate can significantly impact the monthly payment and long-term cost of the home.



## Property Taxes

Property taxes are set by the local jurisdiction and vary by location and property value. They are typically collected monthly as part of your mortgage payment.



## Homeowner's Insurance

Homeowner's insurance protects against damage or loss. Costs vary based on coverage, and the home itself, and are usually included in the monthly payment.



## HOA Dues and Assessments

Some properties have homeowner association dues that cover shared amenities and maintenance. These fees can drastically change your purchasing power.



## Mortgage Insurance

Can differ depending on several pieces of info and is usually a big reason why we will pick one loan option over another.





**Summerlin Financial**  
Mortgage Advisors



Call us for more info  
**928-486-0248**

# WHY THIS MATTERS & WHAT TO DO NEXT

## Why Online Calculators Can Be Misleading

Online mortgage calculators are helpful starting points — but they often rely on assumptions that don't reflect real homes or real situations.

Many calculators:

- Estimate taxes and insurance
- Ignore HOA dues or special assessments
- Assume standard scenarios that may not apply to you

That's why two buyers looking at similar-priced homes can end up with very different monthly payments.

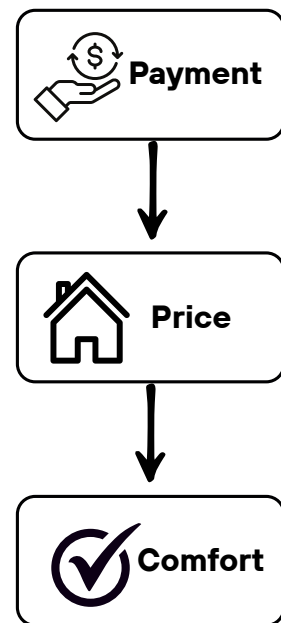
## The Smarter Way to Look at Affordability

Instead of asking, "What's the max I can afford?"

A better question is:

"What monthly payment feels comfortable for my life?"

When you start with the payment and work backward, buying becomes much clearer — and much less stressful.



## What to Do Next (If You Want More Clarity)

If you'd like to see how this looks for your situation, I'm happy to run a personalized estimate based on the price range you're seeing.

No application.

No credit pull.

Just clarity.

**Your Home Loan Team**  
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