



JOSH PORTER
THE WEALTH-BUILDING LENDER™



WEALTH LEARNING CENTER™ | ARTICLE 2

The Homebuyer's Wealth Playbook

5 Decisions That May Matter More Than Your Interest Rate

A smart home purchase involves more than finding the lowest mortgage rate. The strongest decision is the one that supports your broader financial life.

By Josh Porter

When I'm talking with homebuyers, one question almost always comes up: 'What's the rate?' It's an important question. It just shouldn't be the only question. The lowest available interest rate doesn't automatically create the best financial outcome. A mortgage should be evaluated as part of the entire purchase—and the purchase should be evaluated as part of your larger financial life.

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1.

How Much Should You Buy?

Mortgage qualification tells us what you may be able to borrow. It doesn't tell us what you should spend. Buy a home that supports your lifestyle and your ability to continue building wealth.



2.

How Much Should You Put Down?

A larger down payment may lower your loan amount and monthly payment—but what does it leave you with after closing? The goal is not always to put down the most money possible. The goal is to determine the amount that makes the most sense for your overall strategy.



3.

What Kind of Property Are You Buying?

Two homes with identical prices can have very different long-term financial implications. Location, condition, taxes, insurance, maintenance, resale potential and future use all matter. Buy the property—not just the payment.



4.

How Are You Structuring the Financing?

Rather than focusing only on the lowest advertised rate, evaluate the full structure: loan term, upfront costs, mortgage insurance, reserves after closing, and how long you expect to keep the property. Different borrowers should not automatically receive the same advice.



5.

What Happens After Closing?

Your financial strategy shouldn't end when you get the keys. Think about Year 1, Year 5 and Year 10. Will you build reserves, pay extra principal, invest elsewhere, renovate, monitor equity, or prepare for your next purchase?

Rate matters. But strategy matters more than rate alone.

Before you compare rates in isolation, look at the whole decision—your goals, your financing options, your cash position and the role this home could play in your broader financial future.



Ready to Look at the Bigger Picture?

Before you begin comparing rates in isolation, schedule a Wealth-Building Strategy Session with Josh Porter.



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