

LOOK WHAT HAPPENS...

When you **“OWN A HOME”** instead of **“RENTING”**!

You end up with a savings of **\$393,024.47**

For comparison...we took an average rental price of \$700 per month and a purchase price of a “Delano Model” home at \$80,000.

View below how this E-Loan site calculated the amounts below.

READ THIS ...

Below to SAVE \$393,024.47

Rent Versus Own Results

Your customized rent versus own analysis is based upon:

An initial monthly rental payment of \$700.00. E-LOAN has assumed that your rent will increase by 2.5% per year.

You are considering buying a home valued at \$80,000.00, with a down payment of 3.125% or \$2,500.00. Your monthly mortgage payment of \$464.65 includes both principal and interest and is based upon a loan amount of at an interest rate of 6%.

Because your down payment is less than **20%**, we have included Mortgage Insurance to be paid on a monthly basis.

Summary

By buying your home versus renting you will have saved \$393,024.47 over the next 30 years. The breakdown of this analysis is provided below.

Please bear in mind that your decision to buy a home is not only a financial one. There are many emotional reasons for wanting to own the home that you live in, even when the numbers don't justify the purchase. Please view this analysis as one piece of information to consider as you make this important decision.

Payment Comparison - Before Tax Savings

Rent		Own	
Initial Rental Payment:	\$700.00	Mortgage Payment:	\$464.65

Renters Insurance:	\$30.00	Homeowners Insurance:	\$21.33
		Monthly Property Taxes:	\$83.33
		Mortgage Insurance:	\$22.60
Total Monthly Payment:	\$730.00	Total Monthly Payment:	\$591.92
		Yearly Maintenance Costs:	\$640.00
Total Payments Over 30 Years :	\$379,582.71	Total Payments Over 30 Years :	\$232,291.50

Payment Comparison - After Tax Savings

Rent		Own	
After Tax Rent Payments:	\$368,782.71	After Tax Mortgage Payments:	\$117,751.50
Average Monthly Payment:	\$1,024.40	Average Monthly Payment:	\$327.09

Tax Considerations

Rent		Own	
		Total Interest Payments:	\$89,775.72
		Total Property Taxes:	\$30,000.00
		Deductible Closing Costs:	\$1,600.00
		Total Deductible Costs:	\$121,375.72
		Total Tax Savings:	\$43,088.38

Investing Compared to Appreciation on the Home

Rent		Own	
Down Payment and Closing Costs Invested:	\$4,100.00	Home Value at End of 30 Years :	\$259,471.80
Interest Earned at End of 30 Years :	\$37,156.89	Remaining Loan Balance:	(\$1.72)
		Costs to Sell Home:	(\$15,568.31)
Down payment/Closing Costs Invested at End of 30 Years :	\$41,256.89	Net Appreciation:	\$243,901.77

Rent versus Own Savings

	Rent	Own	Savings
Payments:	\$379,582.71	\$232,291.50	\$147,291.21
Tax Savings:	0	\$43,088.38	\$43,088.38
Investment or Appreciation:	\$41,256.89	\$243,901.77	\$202,644.88
Total Savings at End of 30 Years :			\$393,024.47

Conclusion

By buying your home versus renting you will have saved **\$393,024.47** over the next 30 years.