

Renting a Home:

Monthly Rent (\$ / Month)	\$1,000
Renter's Insurance (\$ / Month)	\$30
Expected Annual Rent Increase (%)	2.000%

Buying a Home:

Purchase Price of Home (\$)	\$200,000
Mortgage or Home Loan (\$)	\$190,000
Interest Rate on Loan (%) (Bump rate to compensate for MI if needed)	4.375%
Term of the Loan (Years)	30
Closing Costs (Do not include Escrows or Interim interest)	\$2,500

Homeowners Insurance (\$ / Year)	\$950
Property or Real Estate Taxes (\$ / Year)	\$5,000
Home Maintenance (\$ / Year)	\$1,500

Home Ownership Assumptions:

Years before Selling	10
Home Appreciation Rate (% / Year)	3.000%
Cost to Sell Home (% of Selling Price)	6.000%
Federal / State Income Tax Rate (%)	25.000%

Calculator Results:	Buying	Renting	Ownership Benefit
Monthly Payment (\$ / Month)	\$948.64	\$1,000.00	
Payment - End of Period (\$ / Month)	\$948.64	\$1,195.09	
Property Tax and Insurance (\$ / Month)	\$495.83	\$30.00	
Maintenance (\$ / Month)	\$125.00		
Total Monthly Expenses (\$ / Month)	\$1,569.48	\$1,030.00	
Total Cost Before Selling / Moving (Years) (\$)	\$188,337.04	\$134,996.65	\$53,340.39

Additional Ownership Adjustments:

Expected Selling Price (\$)	\$268,783.28	
Minus: Original Cash Outlay (\$)	\$12,500.00	
(Down Payment + Closing Costs)		
Minus: Remaining Principal on Loan (\$)	\$151,559.16	
Minus: Cost to Sell (\$)	\$16,127.00	
Add: Tax Benefit / Savings (\$)	\$31,349.05	
Gain / (Loss) on Owning Home (\$)	\$119,946.17	\$119,946.17

Net Gain (Loss) by Buying a Home (\$) **\$66,605.78**