



# MORTGAGE NETWORK

## RENT VS OWN

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Prepared For:      Own Or still Rent

### MONTHLY HOME OWNERSHIP ANALYSIS

MONTHLY ANALYSIS	Rent	Ownership																	
	Payment	\$1,650	\$1,564																
	Taxes, Insurance & Other	\$20	\$670																
	Total Payment	\$1,670	\$2,234																
	Tax Benefit	\$0	\$496																
	Principal Paid	\$0	\$377																
	<b>Net Monthly Payment</b>	<b>\$1,670</b>	<b>\$1,360</b>																
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This analysis was designed to display the benefit opportunity of homeownership. The rent column shows the amount of rent you are currently paying and the homeownership column reflects the proposed purchase of a new home.

Net Cost of Home Ownership is \$1,360/mo. The net monthly cost number reflects the actual cost of owning after considering the tax deduction and backing out the principal portion of your payment.

### OWNERSHIP ANALYSIS

36 MONTHS ANALYSIS	Rent	Ownership	
	Total Payment	\$60,120	\$80,406
	Principal Paid	\$0	\$14,560
	Tax Benefit	\$0	\$17,548
	<b>Net Cost</b>	<b>\$60,120</b>	<b>\$48,298</b>
Real Estate Value	\$0	\$309,000	
Loan Balance	\$0	\$285,170	
<b>Total Equity</b>	<b>\$0</b>	<b>\$23,830</b>	
60 MONTHS ANALYSIS	Rent	Ownership	
	Total Payment	\$100,200	\$134,010
	Principal Paid	\$0	\$25,482
	Tax Benefit	\$0	\$28,845
	<b>Net Cost</b>	<b>\$100,200</b>	<b>\$79,682</b>
Real Estate Value	\$0	\$309,000	
Loan Balance	\$0	\$274,248	
<b>Total Equity</b>	<b>\$0</b>	<b>\$34,752</b>	
OVERALL	Rent	Ownership	
	Total Investment in 36 Months	\$0	\$0
	Total Investment in 60 Months	\$0	\$0
<b>Total NetWorth in 60 Months</b>	<b>\$0</b>	<b>\$34,752</b>	
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The benefits of homeownership can be seen over time. The tables in this analysis reflect the cost savings as well as the equity you will build based on principal reduction and appreciation rates of your property.

Rent Investment Assumptions	
Opening Balance:	\$0
Monthly Amount:	\$0
Return Average:	0.000 %

Ownership Investment Assumptions	
Opening Balance:	\$0
Monthly Amount:	\$0
Return Average:	0.000 %

After 60 months, you will be \$34,752 wealthier as a homeowner.