

BUYING VERSUS RENTING

Buying	Renting
You will have a great tax write-off.	You have no tax write-off.
Your housing expense may never go up.	Your rent can go up anytime.
You can use, decorate, make physical changes and enjoy your home as you see fit.	You must get permission to make any changes to your dwelling.
You may build a large equity as your home appreciates in value.	You have no equity to build up. Your money is gone for good.
You are not at the mercy of a landlord.	You can be evicted for being late on one month's rent.
Your house will become a home, not a temporary living situation.	Your living situation is always temporary and usually subject to a 30-day notice.

Do you realize how much you pay in rent over a period of years? In addition to the monthly payment you should figure in the amount you would have accumulated had you invested your payments and earned 10 percent interest. This gives you a total picture of what's happening to your money. The rent you pay adds up to a sizeable sum.

On the chart below, find your per month rental payment and you can determine how much money you are "giving away" in rent and interest over 10, 15, 20 or 30 years—money which could be used to build equity in your own real estate!

Using the charts on the back, you can find out how much house you can afford and what your monthly payments would be if you purchased your own home.

RENT ACCUMULATION TABLE TOTAL RENT PAID IN:

<i>If the MONTHLY Rent is</i>	1 YEAR	2 YEARS	3 YEARS	4 YEARS	5 YEARS	10 YEARS	15 YEARS	20 YEARS
600.00	7,200.00	14,400.00	21,600.00	28,800.00	36,000.00	72,000.00	108,000.00	144,000.00
650.00	7,800.00	15,600.00	23,400.00	32,200.00	39,000.00	78,000.00	117,000.00	156,000.00
700.00	8,400.00	16,800.00	25,200.00	33,600.00	42,000.00	84,000.00	126,000.00	168,000.00
750.00	9,000.00	18,000.00	27,000.00	36,000.00	45,000.00	90,000.00	135,000.00	180,000.00
800.00	9,600.00	19,200.00	28,800.00	38,400.00	48,000.00	96,000.00	144,000.00	192,000.00
850.00	10,200.00	20,400.00	30,600.00	40,800.00	51,000.00	102,000.00	153,000.00	204,000.00
900.00	10,800.00	21,600.00	32,400.00	43,200.00	54,000.00	108,000.00	162,000.00	216,000.00
1,000.00	12,000.00	24,000.00	36,000.00	48,000.00	60,000.00	120,000.00	180,000.00	240,000.00
1,200.00	14,400.00	28,800.00	43,200.00	57,600.00	72,000.00	144,000.00	216,000.00	288,000.00
1,500.00	18,000.00	36,000.00	54,000.00	72,000.00	90,000.00	180,000.00	270,000.00	360,000.00

How Much House Can I Afford?

* The purchase price is calculated assuming a 33% Housing Ratio, Average Consumer Debt, and 20% Down Payment.

Directions: Find Gross Monthly Income in left column. Read across to find Purchase Price under the corresponding Interest rates.

Note: If Down Payment is 10%-take 25% off the Sales Price in the table to the left. If Down Payment is 25%-easy qualifying rules apply.

MONTHLY GROSS INCOME	5.0%	5.5%	6.0%	6.5%
\$2,000	\$125,000	\$118,000	\$112,000	\$106,000
2,500	157,000	149,000	141,000	134,000
3,000	190,000	179,000	170,000	161,000
3,500	222,000	210,000	199,000	188,000
4,000	253,000	239,000	226,000	215,000
4,500	285,000	270,000	255,000	242,000
5,000	315,000	298,000	282,000	267,000
5,500	346,000	327,000	309,000	294,000
6,000	377,000	356,000	337,000	320,000
6,500	409,000	387,000	366,000	347,000
7,000	440,000	416,000	394,000	374,000
7,500	495,000	468,000	443,000	420,000
8,000	503,000	476,000	450,000	427,000
8,500	534,000	505,000	478,000	454,000
9,000	565,000	534,000	506,000	480,000
9,500	599,000	566,000	536,000	508,000
10,000	630,000	595,000	564,000	535,000

How Much Would Your House Payment Be?

LOAN AMOUNT	5%	5.5%	6%	6.5%	7%	7.5%	8%	8.5%	9%	9.5%	10%
\$200,000	\$1,074	\$1,136	\$1,199	\$1,264	\$1,331	\$1,398	\$1,468	\$1,538	\$1,609	\$1,682	\$1,755
220,000	1,181	1,249	1,319	1,391	1,464	1,538	1,614	1,692	1,770	1,850	1,931
240,000	1,288	1,363	1,439	1,517	1,597	1,678	1,761	1,845	1,931	2,018	2,106
260,000	1,396	1,476	1,559	1,643	1,730	1,818	1,908	1,999	2,092	2,186	2,282
280,000	1,503	1,590	1,679	1,770	1,863	1,958	2,055	2,153	2,253	2,354	2,457
300,000	1,610	1,703	1,799	1,896	1,996	2,098	2,201	2,307	2,414	2,523	2,633
320,000	1,718	1,817	1,919	2,023	2,129	2,237	2,348	2,461	2,575	2,691	2,808
340,000	1,825	1,930	2,038	2,149	2,262	2,377	2,495	2,614	2,736	2,859	2,984
360,000	1,933	2,044	2,158	2,275	2,395	2,517	2,642	2,768	2,897	3,027	3,159
380,000	2,040	2,158	2,278	2,402	2,528	2,657	2,788	2,922	3,058	3,195	3,335
400,000	2,147	2,271	2,398	2,528	2,661	2,797	2,935	3,076	3,218	3,363	3,510
420,000	2,255	2,385	2,518	2,655	2,794	2,937	3,082	3,229	3,379	3,532	3,686
440,000	2,362	2,498	2,638	2,781	2,927	3,077	3,229	3,383	3,540	3,700	3,861
460,000	2,469	2,612	2,758	2,908	3,060	3,216	3,375	3,537	3,701	3,868	4,037
480,000	2,577	2,725	2,878	3,034	3,193	3,356	3,522	3,691	3,862	4,036	4,212
500,000	2,684	2,839	2,998	3,160	3,327	3,496	3,669	3,845	4,023	4,204	4,388
520,000	2,791	2,953	3,118	3,287	3,460	3,636	3,816	3,998	4,184	4,372	4,563
540,000	2,899	3,066	3,238	3,413	3,593	3,776	3,962	4,152	4,345	4,541	4,739
560,000	3,006	3,180	3,357	3,540	3,726	3,916	4,109	4,306	4,506	4,709	4,914
580,000	3,114	3,293	3,477	3,666	3,859	4,055	4,256	4,460	4,667	4,877	5,090
600,000	3,221	3,407	3,597	3,792	3,992	4,195	4,403	4,613	4,828	5,045	5,265
620,000	3,328	3,520	3,717	3,919	4,125	4,335	4,549	4,767	4,989	5,213	5,441
640,000	3,436	3,634	3,837	4,045	4,258	4,475	4,696	4,921	5,150	5,381	5,616
660,000	3,543	3,747	3,957	4,172	4,391	4,615	4,843	5,075	5,311	5,550	5,792
680,000	3,650	3,861	4,077	4,298	4,524	4,755	4,990	5,229	5,471	5,718	5,967
700,000	3,758	3,975	4,197	4,424	4,657	4,895	5,136	5,382	5,632	5,886	6,143
720,000	3,865	4,088	4,317	4,551	4,790	5,034	5,283	5,536	5,793	6,054	6,319
740,000	3,972	4,202	4,437	4,677	4,923	5,174	5,430	5,690	5,954	6,222	6,494
760,000	4,080	4,315	4,557	4,804	5,056	5,314	5,577	5,844	6,115	6,390	6,670
780,000	4,187	4,429	4,676	4,930	5,189	5,454	5,723	5,998	6,276	6,559	6,845
800,000	4,295	4,542	4,796	5,057	5,322	5,594	5,870	6,151	6,437	6,727	7,021

Directions: Find the Loan Amount in left column. Read across to find Monthly Payment (P+I) under the corresponding Interest Rate.