

Rent Vs. Own }

This report will allow you to analyze the benefit of homeownership versus the cost of renting.



Platinum Lending Solutions

Residential Mortgage Commercial Mortgage
Real Estate Investment

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Rent Vs. Own }

This report will allow you to analyze the benefit of homeownership versus the cost of renting.

- Summary** – This section summarizes the numbers and the assumptions to determine the net monthly cost of home ownership vs. the cost of renting. The cost of ownership is determined by backing out the assumed tax benefits and the principle portion of the payment.
- Assumptions** – This section shows the assumptions; purchase price, down payment, interest rate and home appreciation rate used to build this analysis.
- Ownership Analysis** – This section illustrates the benefits of homeownership over time and its possible impact on net worth. With the assumptions made, this analysis will demonstrate the total net cost of homeownership over time, along with the assumed equity growth in the property.
- Asset Accumulation** – This section analyzes the opportunity for building net worth by investing large sums or contributing monthly to an investment account.
- Benefits** – This section summarizes the figures showing the big picture opportunity for growing net worth through homeownership. It shows an “apples to apples” comparison of renters “sitting on their nest egg” vs. owning a home. The estimated net worth gain realized is computed by combining the equity built up in the home with any monthly investment growth.

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FOLLOW THESE 3 SIMPLE STEPS:

1. SUMMARY displays a comparison showing your total monthly rent vs a breakdown of a proposed mortgage plan
2. Review and compare the benefits of homeownership over time
3. ASSET ACCUMULATION shows how you can invest x amount of money for your future to increase your net worth

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Summary		Rent		Homeownership	
This summary table displays the benefit opportunity of homeownership. The rent column displays the amount you are currently paying in rent. The buy column reflects the cost and benefits of homeownership.		Rent	\$1,500	P&I	\$1,428
		Insurance/Other	\$28	Taxes/Insurance/HOA	\$315
		Total Rent	\$1,528	Total PITI	\$1,742
				Tax Benefits	\$484
				Principal Paid	\$280
		Net Monthly Cost	\$1,528	Net Monthly Cost	\$997

See the benefits of Homeownership in action. After taxes, your net monthly cost of Homeownership would be: **\$997**

Offering a monthly Homeowner benefit of: **\$528**

Assumptions		Assumptions	
Rental Increase/Yr	3%	Appreciation	3%
		Tax Bracket	33%
		Purchase Price	\$250,000
		Interest Rate	6.125%
		APR	6.338%
		Down Payment	\$75,000
		Closing Costs	\$5,100
		Total Cash to Close	\$30,100

Ownership Analysis		Rent		Homeownership	
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 principle reduction and appreciation rates of your property.		Total Payment	\$56,536	Total PITI	\$62,098
		Principal Paid	\$0	Principal Paid	\$11,042
		Tax Benefit	\$0	Tax Benefit	\$18,393
		Net Cost	\$56,536	Net Cost	\$35,263
		Real Estate Value	\$0	Real Estate Value	\$273,182
		Loan Balance	\$0	Loan Balance	\$213,958
		Total Home Equity	\$0	Total Home Equity	\$59,224

Months: 36

Ownership Analysis		Rent		Homeownership	
		Total Payment	\$97,064	Total PITI	\$104,496
		Principal Paid	\$0	Principal Paid	\$19,604
		Tax Benefit	\$0	Tax Benefit	\$28,625
		Net Cost	\$97,064	Net Cost	\$57,967
		Real Estate Value	\$0	Real Estate Value	\$289,819
		Loan Balance	\$0	Loan Balance	\$205,398
		Total Home Equity	\$0	Total Home Equity	\$84,422

Months: 60

Asset Accumulation		Investment		Investment	
The benefits displayed in asset accumulation show how investing monthly can increase your net worth.		Opening Balance	\$30,000	Opening Balance	\$464
		Monthly Amount	\$0	Monthly Amount	\$464
		Return Avg.	8.000%	Return Avg.	8.000%
		Years	Amount	Years	Amount
		3 yrs	\$38,107	3 yrs	\$19,398
		5 yrs	\$44,695	5 yrs	\$34,785

Benefits		Benefits	
By 5 yrs, your TOTAL NET WORTH will reach \$44,695.		By 5 yrs, your home's equity is \$84,422. Your asset account is \$34,785. Your TOTAL NET WORTH will reach \$119,207.	

NOTICE AND DISCLAIMER: The results above are based on (i) information provided by you, (ii) estimates of interest rates, your ability to save, your tax bracket, closing costs and other amounts, (iii) currently available loan programs and (iv) information and assumptions discussed with your loan officer/broker advisor, all of which might change over time. If the information or assumptions are not correct or change, then the results above will change. Your loan officer/broker will provide additional information about costs, and other information required by law.

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