



Rent vs. Buy

Maybe it's time for you to buy a home!

You may want to look closer at your financial situation. How long have you been renting? Some people don't realize how quickly rent payments add up. Maybe the charts will help provide compelling reasons for you to start working towards buying a home. Lenders offer a variety of loan programs that may enable you to buy. Realtors will be able to show you homes that meet your needs and allow you to start accumulating the many advantages of home ownership, such as:

1. Interest and property tax deductions on your home loan.
2. Improvements made to the property may build equity.
3. When you sell at a profit - there's a tax free bonus.

The Taxpayer Relief Act of 1997 provides that the taxpayer must live in a primary residence for 2 of the last 5 years to qualify for \$250,000.



(\$500,000 for married persons) gain exclusion.

This summary is not a complete analysis of the law. Please consult your lawyer or tax advisor.

Monthly Rent	After 10 Years	After 20 Years
\$500	\$60,000	\$120,000
\$1,000	\$120,000	\$240,000
\$2,000	\$240,000	\$480,000
\$3,000	\$360,000	\$720,000
\$4,000	\$480,000	\$960,000
\$5,500	\$600,000	\$1,200,000

How does the monthly payment on a home loan compare to your rent? Talk to a Lender or Realtor® today!

LOAN	5.0%	5.5%	6.0%	6.5%	7.0%	7.5%	8%	8.5%	9.0%
\$250,000	\$1342	\$1419	\$1499	\$1580	\$1663	\$1748	\$1834	\$1922	\$2012
\$300,000	\$1610	\$1703	\$1799	\$1899	\$1996	\$2098	\$2201	\$2307	\$2414
\$350,000	\$1879	\$1988	\$2098	\$2212	\$2329	\$2448	\$2568	\$2691	\$2816
\$400,000	\$2147	\$2271	\$2398	\$2528	\$2661	\$2797	\$2935	\$3076	\$3218
\$450,000	\$2416	\$2555	\$2698	\$2844	\$2994	\$3146	\$3302	\$3460	\$3621
\$500,000	\$2684	\$2839	\$2998	\$3160	\$3327	\$3496	\$3669	\$3845	\$4023
\$550,000	\$2953	\$3123	\$3298	\$3476	\$3659	\$3846	\$4036	\$4229	\$4425
\$600,000	\$3221	\$3407	\$3597	\$3792	\$3992	\$4195	\$4403	\$4613	\$4828
\$650,000	\$3489	\$3691	\$3897	\$4108	\$4324	\$4545	\$4769	\$4998	\$5230

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