



Buy vs. Rent Calculator

Prepared Exclusively For:

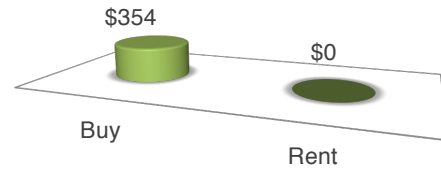
[Name of Client]

	Buy	Rent
Monthly Rent	-	\$2,100
House Purchase Price	\$300,000	-
Down Payment %	3.50%	-
Total Points & Closing Costs	\$6,000	-
Items Prepaid at Closing	\$5,000	-
Upfront Mortgage Insurance - %	1.750%	-
Upfront Mortgage Insurance Added to Loan?	Yes	-
Mortgage Balance	\$294,750	-
Mortgage Interest Rate	4.500%	-
Monthly Principal & Interest Payment	\$1,493.45	-
Monthly Mortgage Insurance - %	0.850%	-
Monthly Mortgage Insurance - \$	\$208.78	-
Monthly Property Taxes	\$312.50	-
Monthly Property Insurance	\$75.00	-
Monthly Association Dues	\$0.00	-
Other Monthly Expenses	\$0.00	-
Total Monthly Housing Expense (PITI)	\$2,090	\$2,100

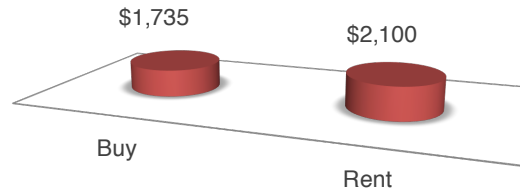
Other Assumptions

Tax Bracket	25.00%
Is Mortgage Insurance Tax Deductible?	No
Annual House Price Appreciation	3.000%
Timeframe / Holding Period (years)	7
Expenses to Sell House (commissions, transfer tax, etc.)	10.000%
Rate of Return on Cash Invested in Lieu of Down Payment	6.500%

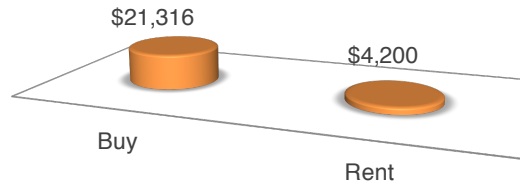
1 - Monthly Tax Benefit



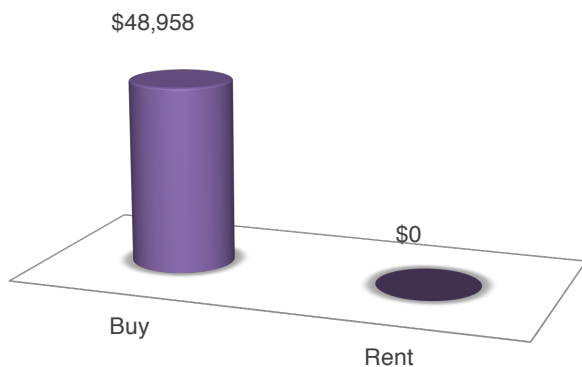
2 - After-Tax Monthly Payment



3 - Cash Required to Close



5 - Extra Wealth



4 - Future Value of Assets

