

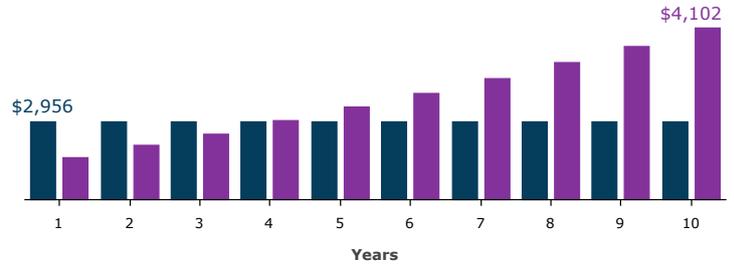


Bill Provost
 Franklin Loan Center
 Sr. Loan Officer
bprovost@franklinlc.com
 NMLS #101876
 Cell: 760.282.4415
 Direct: 425.241.1922
 41607 Margarita Road, Set 102
 Temecula, CA 92591
<http://www.homeloanpartner.com>

Buying vs Renting

Estimated Cashflow

	Buying	Rent Yr1	Rent Yr10
Monthly P & I	\$1,992	\$2,500	\$4,082
Prop. Tax / Ins.	\$797	\$20	\$20
Maint. & Repairs	\$167	\$0	\$0
Monthly Exp.	\$2,956	\$2,520	\$4,102
Total Cashflow	\$354,688		\$390,474



Cashflow Difference \$35,786

Buying Renting

Gain Through Appreciation

\$0



Your \$450,000 home, assuming an appreciation rate 0%, would be worth \$450,000 after 10 years.

Equity Through Amortization

\$83,255



By taking the original loan amount (\$405,000) and subtracting your remaining principal balance (\$321,745) you will build \$83,255 in equity.

Tax Benefit and Adjustments

\$33,082



Many new buyers overlook the Tax Benefit that comes along with buying a home. The Tax Benefit is based on your tax bracket of 25.00%*

Appreciated Home Value



Buying Overview

Monthly Payment	est. \$2,956
Years Before Selling	10 yrs
% Interest Rate	4.250%
APR	4.27%
Tax Rate	25%

Net Gain by Buying a Home **\$120,123**

Starting with your Appreciated Home Value (\$450,000), subtract your Initial Cash Outlay (\$50,000), Cost to Sell (\$27,000), and the Remaining Principal (\$321,745). Then, add your Tax Benefit (\$33,082), and your Cashflow Difference (\$35,786), resulting in a Net Gain of \$120,123.



Equal Housing Lender | NMLS 237653 Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act.

Loan and monthly payment buying scenarios used for informational purposes only and does not reflect actual terms of loan offered. This document should not be construed as investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. APR of 4.273% assumes a 4.250% simple fixed interest rate and any additional fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$405,000 with 360 monthly payments at the assumed simple interest rate. Scenario based on a FICO score of 800. *Lender is not a tax consultation firm. Please seek advice from a tax professional. Source: MBS Highway