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🏠 Buying vs Renting 🏢🏢

Estimated Cashflow

	Buying	Rent Yr1	Rent Yr7
Monthly P & I	\$1,992	\$2,593	\$3,096
Prop. Tax / Ins.	\$433	\$20	\$20
Maint. & Repairs	\$167	\$0	\$0
Monthly Exp.	\$2,592	\$2,613	\$3,116
Total Cashflow	\$217,758		\$240,105



Cashflow Difference \$22,347

■ Buying ■ Renting

Gain Through Appreciation

\$101,393



Your \$450,000 home, using the Forecasted appreciation rate of 2.95%, would be worth \$551,393 after 7 years.

Equity Through Amortization

\$54,477



By taking the original loan amount (\$405,000) and subtracting your remaining principal balance (\$350,523) you will build \$54,477 in equity.

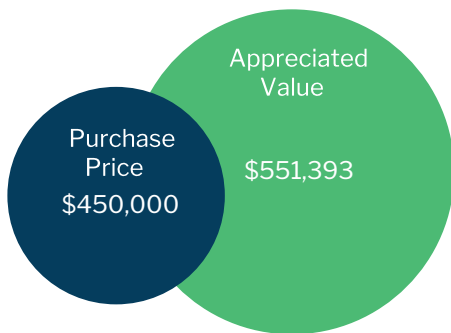
Tax Benefit Above Standard Deduction

\$0



The Tax Benefit is based on your tax bracket of 22.00%*. This shows the additional tax benefit above the standard deduction.

Appreciated Home Value



Buying Overview

📅 Monthly Payment	est. \$2,592
📅 Years Before Selling	7 yrs
📍 Location	Riverside County, CA
% Interest Rate	4.250%
📊 APR	4.27%
📊 Tax Rate	22%

Net Gain by Buying a Home **\$138,134**

Starting with your Appreciated Home Value (**\$551,393**), subtract your Initial Cash Outlay (**\$52,000**), Cost to Sell (**\$33,084**), and the Remaining Principal (**\$350,523**). Then, add your Tax Benefit (**\$0**), and your Cashflow Difference (**\$22,347**), resulting in a Net Gain of **\$138,134**.



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 4.270% assumes a 4.250% simple fixed interest rate assuming \$2,000 in 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. Monthly expenses do not include condominium or HOA fees or flood insurance premiums, if applicable; your payment may be greater. *Lender is not a tax consultation firm. Please seek advice from a tax professional. Source: MBS Highway