

Prepared For: **Buyer/New Owner Borrower**  
 12 Cripple Creek Run Milton, DE 19957 USA

MONTHLY HOME OWNERSHIP ANALYSIS		
	Rent	Ownership
Payment	\$1,200	\$917
Taxes, Insurance & Other	\$35	\$116
<b>Total Payment</b>	<b>\$1,235</b>	<b>\$1,033</b>
Tax Benefit	\$0	\$198
Principal Paid	\$0	\$287
<b>Net Monthly Payment</b>	<b>\$1,235</b>	<b>\$547</b>

  

Rent Assumptions	Ownership Assumptions
Rental Increase/yr: 2.000 %	Appreciation: 1.000 % *
	Tax Bracket: 28.000 %
	<b>Purchase Price: \$195,000</b>
	Interest Rate: 3.875 %
	APR: 3.896 %
	Down Payment: \$0
	Closing Costs: \$1,700
	Total Cash to Close: \$1,700

This analysis was designed to display the benefit opportunity of homeownership. The rent column shows the amount of rent you are currently paying and the homeownership column reflects the proposed purchase of a new home.

**Net Cost of Home Ownership is \$547/mo.** The net monthly cost number reflects the actual cost of owning after considering the tax deduction and backing out the principal portion of your payment.

OWNERSHIP ANALYSIS		
	Rent	Ownership
Total Payment	\$29,928	\$24,788
Principal Paid	\$0	\$7,157
Tax Benefit	\$0	\$4,689
<b>Net Cost</b>	<b>\$29,928</b>	<b>\$12,942</b>
Real Estate Value	\$0	\$195,000
Loan Balance	\$0	\$187,843
<b>Total Equity</b>	<b>\$0</b>	<b>\$7,157</b>

  

	Rent	Ownership
Total Payment	\$61,031	\$49,576
Principal Paid	\$0	\$14,889
Tax Benefit	\$0	\$9,216
<b>Net Cost</b>	<b>\$61,031</b>	<b>\$25,470</b>
Real Estate Value	\$0	\$195,000
Loan Balance	\$0	\$180,111
<b>Total Equity</b>	<b>\$0</b>	<b>\$14,889</b>

  

	Rent	Ownership
<b>Total Investment in 24 Months</b>	<b>\$4,275</b>	<b>\$4,275</b>
<b>Total Investment in 48 Months</b>	<b>\$7,010</b>	<b>\$7,010</b>
<b>Total NetWorth in 48 Months</b>	<b>\$7,010</b>	<b>\$21,899</b>

  

BENEFITS	BENEFITS
By 4 yrs, Your asset account is \$7,010.	By 4 yrs, your home's equity is \$14,889. Your asset account is \$7,010. Your TOTAL NET WORTH will reach \$21,899.

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 principal reduction and appreciation rates of your property.

Rent Investment Assumptions	
Opening Balance:	\$1,700
Monthly Amount:	\$100
Return Average:	3.000 %

Ownership Investment Assumptions	
Opening Balance:	\$1,700
Monthly Amount:	\$100
Return Average:	3.000 %

**After 48 months, you will be \$14,889 wealthier as a homeowner.**