

STILL RENTING?

Why Throw Your Money Away?

In 2019, homeowners in the U.S. had a median net worth of \$255,000, while renters had a net worth of just \$6,300.* That's 40x the difference! Your monthly rent payments are gone forever, but monthly mortgage payments build equity in your future.

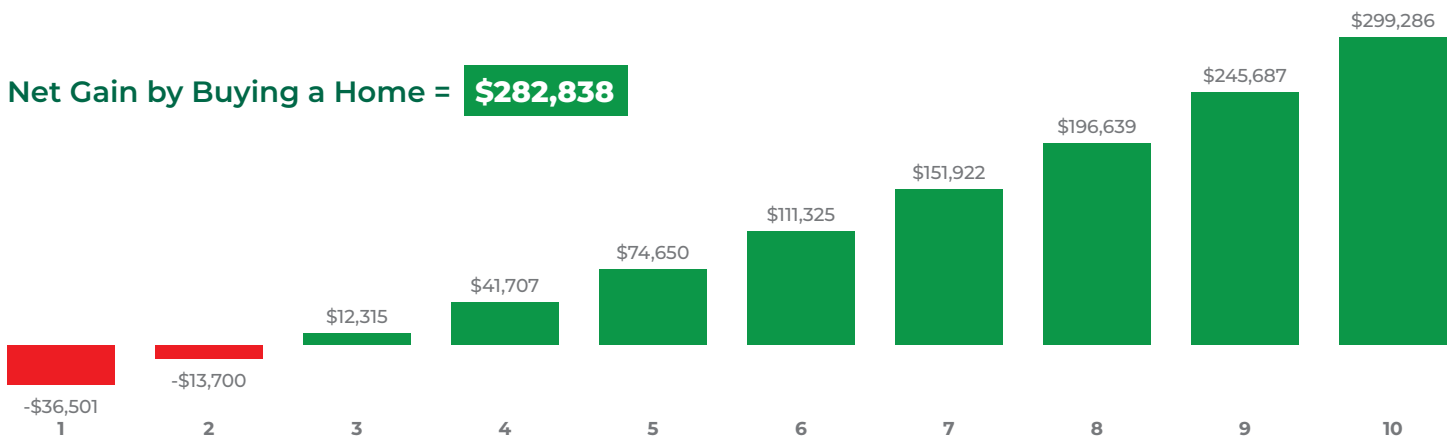
Advantages of buying:

- You build equity wealth over time.
- You receive tax advantages.**
- Homeowners with fixed-rate mortgages make the same monthly payments during the life of the loan. Meanwhile, rent historically goes up 3% to 5% each year!
- Your home value will likely increase over time. You receive the benefit of market appreciation!
- You enjoy a sense of home stability/permanence.
- You are not subject to a landlord's will if they want to sell the property or remove you from the residence.
- You enjoy unlimited freedom to customize your living space versus a limited ability based on what your landlord allows.

*Source: <https://www.cnn.com/select/average-net-worth-homeowners-renters/#:~:text=In%202019%2C%20homeowners%20in%20the,have%20a%20higher%20net%20worth.> **This advertisement does not constitute tax advice. Please consult a tax advisor regarding your specific situation.

Buying vs. Renting†

Home price: \$600,000 | 3.5% Down†† | 660 FICO® Score | 5.750% Interest Rate | 6.641% APR



Initial Closing Costs:	-\$20,243	Appreciation Gain:	\$331,782
Cashflow Difference:	-\$99,149	Amortization Gain**:	\$97,734
Cost to Sell:	-\$55,907	Tax Benefit***:	\$28,761

(Appreciation Gain + Amortization Gain + Tax Benefit) - (initial closing costs + cash flow difference between rent and mortgage + cost to sell) = Net Gain. Calculations generated by MBS Highway. †The information contained herein is distributed for educational purposes only. This is not an offer to enter into an agreement. Fairway does not guarantee a mortgage loan will result in equity gains or tax advantages. Any potential benefits from homeownership are based on individual factors. Contact your Fairway loan officer for more information regarding your specific situation. ††These figures and interest rates reflect a hypothetical scenario of a 30-year fixed FHA mortgage loan with a 3.5% down payment. This example scenario is for educational purposes only and does not reflect an official mortgage loan offer. **Appreciation gain is an estimate based on a 4.5% year over year increase in property value. ***This advertisement does not constitute tax advice. Please consult a tax advisor regarding your specific situation.



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