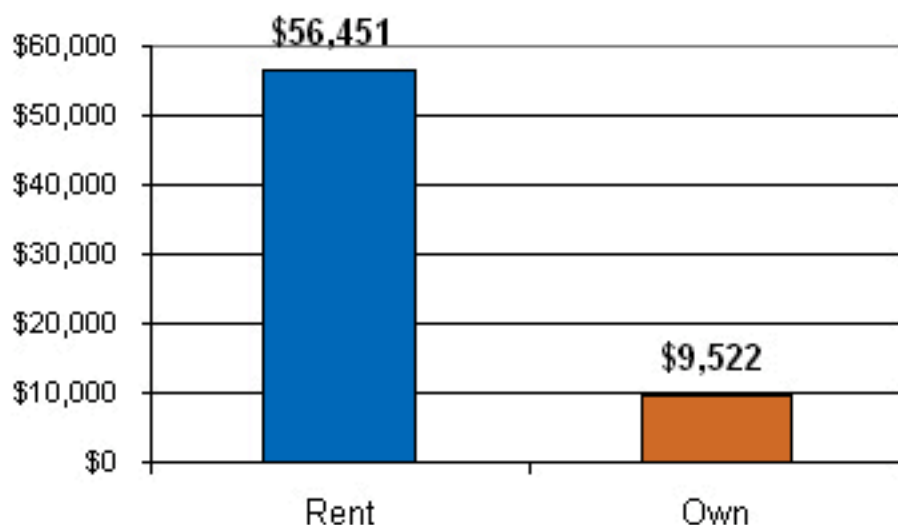


Based on the assumptions you have input, you would save approximately \$46,928 (in today's dollars) by buying a home, rather than renting, over the 4 year timeframe you have entered.

RENT VERSUS BUY ANALYSIS

	Rent	Buy
Rent and fees	\$61,540	
Mortgage payments		\$59,629
+ Property insurance		\$3,569
+ Property taxes		\$4,465
+ Maintenance		\$4,848
+ Opportunity cost (equity)		\$10,920
- Tax savings (interest/taxes)		\$15,867
- Appreciation		\$57,212
= Total cost	\$61,540	\$10,352
Present value at inflation	\$56,451	\$9,522
Difference		\$46,928

Present Value Cost Comparison



Year	Rent and Fees	Mortgage Payment	Insurance, Taxes & Maintenance	Opportunity Cost	Tax Savings	Appreciation	Cost of Buying
1	\$14,820	\$14,907	\$3,076	\$2,049	\$4,040	\$13,251	\$2,741
2	15,191	14,907	3,169	2,488	3,993	13,929	2,642
3	15,570	14,907	3,267	2,949	3,943	14,642	2,539
4	15,960	14,907	3,370	3,434	3,890	15,391	2,430

RENT ASSUMPTIONS**Input**

Monthly rent payment	\$	<input type="text" value="0"/>
Additional monthly fees	\$	<input type="text" value="0"/>
Monthly renter's insurance premium	\$	<input type="text" value="0"/>
Annual rate increases: (%)	(0-10)%	<input type="text" value="0"/>

PURCHASE ASSUMPTIONS**Input**

Purchase price of home	\$	<input type="text" value="0"/>
Annual appreciation rate: (%)	(0-10)%	<input type="text" value="5"/>
Amount of loan	\$	<input type="text" value="0"/>
Annual interest rate: (%)	(0-30)%	<input type="text" value="6"/>
Number of years	(1-30)	<input type="text" value="30"/>
Annual homeowner's insurance premium	\$	<input type="text" value="0"/>
Annual property taxes	\$	<input type="text" value="0"/>
Annual maintenance cost	\$	<input type="text" value="0"/>

OTHER ASSUMPTIONS**Input**

Number of years for the comparison	(1-30)	<input type="text" value="30"/>
Marginal tax bracket: (%)	(0-50)%	<input type="text" value="25"/>
Before tax return on savings: (%)	(0-12)%	<input type="text" value="8"/>
Assumed annual inflation rate: (%)	(0-10)%	<input type="text" value="3.5"/>

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Summary

By buying your home versus renting you will have saved \$50,835.16 over the next 4 years. The breakdown of this analysis is provided below.

Please bear in mind that your decision to buy a home is not only a financial one. There are many emotional reasons for wanting to own the home that you live in, even when the numbers don't justify the purchase. Please view this analysis as one piece of information to consider as you make this important decision.

Payment Comparison - Before Tax Savings

Rent		Own	
Initial Rental Payment:	\$1,200.00	Mortgage Payment:	\$1,242.27
Renters Insurance:	\$30.00	Homeowners Insurance:	\$69.07
		Monthly Property Taxes:	\$86.33
		Mortgage Insurance:	\$0.00
Total Monthly Payment:	\$1,230.00	Total Monthly Payment:	\$1,397.67
		Yearly Maintenance Costs:	\$1,295.00
Total Payments Over 4 Years:	\$61,236.22	Total Payments Over 4 Years:	\$72,268.16

Payment Comparison - After Tax Savings

Rent		Own	
After Tax Rent Payments:	\$59,796.22	After Tax Mortgage Payments:	\$44,710.56
Average Monthly Payment:	\$1,245.75	Average Monthly Payment:	\$931.47

Tax Considerations

Rent		Own	
		Total Interest Payments:	\$48,470.22
		Total Property Taxes:	\$4,144.00
		Deductible Closing Costs:	\$5,180.00
		Total Deductible Costs:	\$57,794.22
		Total Tax Savings:	\$17,338.27

Investing Compared to Appreciation on the Home

Rent		Own	
Down Payment and Closing Costs Invested:	\$56,980.00	Home Value at End of 4 Years:	\$314,816.12
Interest Earned at End of 4 Years:	\$10,969.71	Remaining Loan Balance:	(\$196,041.26)
		Costs to Sell Home:	(\$6,296.32)
Downpayment/Closing Costs Invested at End of 4 Years:	\$67,949.71	Net Appreciation:	\$112,478.54

Change Assumptions

The calculator below includes all of E-LOAN's assumptions. Please feel free to make changes and view how these affect the results.

Monthly Rental Payment:

Annual Rental Increases:

 %

Purchase Price of the Home:

Anticipated Down Payment:

Mortgage Interest Rate:

 %

Number of years you plan on keeping the home:

 years

Yearly Appreciation on the Home:

 %

Closing Costs to Buy the Home:

 %

Annual Property Taxes:

 %

Annual Home Maintenance:

 %

Closing Costs to Sell the Home:

 %

Income Tax Rate:

 %

Your Savings or Investment Rate:

 %