# Buying $564,800 vs. Renting

## King County, Washington

### Estimated Cashflow

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Buying Yr1</td>
<td>$2,576</td>
<td>$852</td>
<td>$335</td>
<td>$3,763</td>
<td>$410,663</td>
</tr>
<tr>
<td>Rent Yr1</td>
<td>$2,367</td>
<td>$36</td>
<td>$0</td>
<td>$2,403</td>
<td>$292,447</td>
</tr>
<tr>
<td>Rent Yr9</td>
<td>$2,998</td>
<td>$46</td>
<td>$0</td>
<td>$3,044</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interest Rate</th>
<th>APR</th>
<th>Annual Rental Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.500%</td>
<td>4.703%</td>
<td>3%</td>
</tr>
</tbody>
</table>

### Cashflow Difference

- **Appreciation Gain**: $288,551
- **Amortization Gain**: $88,924
- **Cost To Sell**: $51,201
- **Tax Benefit**: $4,615

### Net Gain by Buying a Home

- **Initial Closing Costs**: $31,976
- **Cashflow Difference**: $-118,216
- **Cost To Sell**: $-51,201
- **Appreciation Gain**: $288,551
- **Amortization Gain**: $88,924
- **Tax Benefit**: $4,615
- **Net Gain**: $201,376

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### Note

This is not an offer to enter into an agreement. Not all customers will qualify. Information, rates, and programs are subject to change without prior notice. All products are subject to credit and property approval. Not all products are available in all states or at all locations. Other restrictions and limitations apply. **Caliber Home Loans, Inc., 1525 S. Beltline Rd Coppell, TX 75019 NMLS ID #15622 (www.nmlsconsumeraccess.org). This is not an offer to enter into an agreement. Any such offer may only be made in accordance with the requirements of Title 12, Section 3780(f), and (d), ARP. Licensed by the Department of Business Oversight under the California Residential Mortgage Lending Act, (CRL), Licensed by the Division of Real Estate, CA - 720886; Georgia Residential Mortgage Lender License No. 1M2010 - CE - Licensed by the Delaware State Bank Commissioner, License 2209 expires 12/31/16 - MD - 0514303, KY - 0514302, VA - 0514301, NJ - 0514300, MD - 0514301, WV - 0514302, PA - 0514303. Not an offer to enter into an agreement. This offer is subject to error or change without notice.**
Loan and monthly payment buying scenarios used for informational purposes only and do 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 4.703% assumes a 4.500% simple fixed interest rate assuming $13,118 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of $508,320 with 360 monthly payments at the assumed simple interest rate. *Lender is not a tax consultation firm. Please seek advice from a tax professional. Source: MBS Highway

Payment example is based on a 30-year fixed conventional mortgage with an initial balance as stated above. All interest rates and Annual Percentage Rate (APR) are current as of 03/26/2019 and are subject to change daily without notice, and assume minimum FICO of 720 no HOA fees, and a maximum loan-to-value ratio of 90% on an owner-occupied single family residence. Actual rates available to you may vary based on a number of factors including your credit rating, size of down payment and amount of documentation. Restrictions may apply. Closing costs are not factored into the payment and may either be rolled into the mortgage (the qualified borrowers) or paid out-of-pocket. Rolling closing costs into the mortgage will increase the payment. $56,480 down payment. Payments do not include amounts for taxes and insurance premiums, and the actual payment obligation will be greater.