Buying $409,800 vs. Renting
King County, Washington

Estimated Cashflow

<table>
<thead>
<tr>
<th></th>
<th>Buying Yr1</th>
<th>Rent Yr1</th>
<th>Rent Yr9</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly P &amp; I</td>
<td>$1,661</td>
<td>$1,718</td>
<td>$2,176</td>
</tr>
<tr>
<td>Prop. Tax / Ins.</td>
<td>$464</td>
<td>$26</td>
<td>$33</td>
</tr>
<tr>
<td>Maint. &amp; Repairs</td>
<td>$242</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Monthly Exp.</td>
<td>$2,368</td>
<td>$1,744</td>
<td>$2,209</td>
</tr>
<tr>
<td>Total Cashflow</td>
<td>$258,817</td>
<td>$212,248</td>
<td></td>
</tr>
</tbody>
</table>

Interest Rate 4.500% APR 4.746%
Annual Rental Increase 3%

Cashflow Difference $-46,569

Appreciation Gain $209,363
Starting Home Value: $409,800
Forecasted Appreciation (Avg./Yr): 4.69%
Estimated Value After 9 Years: $619,163

Amortization Gain $57,351
Original Loan Amount: $327,840
Remaining Principal Balance: $270,489
Amortization Gained after 9 Years $270,489

Cost To Sell $37,150
Real Estate Commission: 6%
Based on $619,163 Future Value after 9 Years

Tax Benefit $0
Standard Deduction $24,400 in 22% Tax Bracket Benefit Above Standard Deduction after 9 Years

Net Gain by Buying a Home $174,799

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
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<th>5</th>
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<th>7</th>
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<td>Initial Closing Costs</td>
<td>$10,016</td>
<td>$31,077</td>
<td>$56,636</td>
<td>$85,655</td>
<td>$115,973</td>
<td>$145,922</td>
<td>$174,799</td>
<td>$202,600</td>
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<td>Cashflow Difference</td>
<td>$-8,196</td>
<td>$-46,569</td>
<td>$-10,016</td>
<td>$31,077</td>
<td>$56,636</td>
<td>$85,655</td>
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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 4.746% assumes a 4.500% simple fixed interest rate assuming $10,295 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of $327,840 with 360 monthly payments at the assumed simple interest rate. Lender is not a tax consultation firm. Please seek advice from a tax professional.

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 80% on an owner-occupied single family residence. Actual rates available to you may vary based upon 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. $81,960 down payment. Payments do not include amounts for taxes and insurance premiums, and the actual payment obligation will be greater.

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Source: MBS Highway