

Rent	Buyer Related Expenses	Buying – Purchase Price - \$150,000	Sell: House Depreciates 5% Over 4 Years	Sell: House Depreciates 10% Over 4 Years	Sell: Price Unchanged Over 4 Years	Sell: House Appreciates 5% Over 4 Years
\$1,200/month	Initial 5% Deposit	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
	Closing costs	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Amount financed	\$142,500	\$142,500	\$142,500	\$142,500	\$142,500
	Monthly payment including taxes and insurance. (Based on a 4.75% Interest Rate)	\$900 a month. Four years equal \$43,200	\$900 a month. Four years equal \$43,200	\$900 a month. Four years equal \$43,200	\$900 a month. Four years equal \$43,200	\$900 a month. Four years equal \$43,200
	Home sales price		\$142,500	\$135,000	\$150,000	\$157,500
	5% Sales commission		\$7,125	\$6,750	\$7,500	\$7,875
	Proceeds from Sale of Home		\$135,375	\$128,250	\$142,500	\$149,625
	Outstanding loan balance	\$128,000	\$128,000	\$128,000	\$128,000	\$128,000
	Up front expenses	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
[\$57,600]	Total spent over 4 years	[\$55,700]	[\$48,325]	[\$55,450]	[\$41,200]	[\$34,075]

Example Only. Based on current rental rates in Durham NC for a \$150,000 home.
Mortgage rates and terms vary with buyers. Buyers are advised to consult with a mortgage lender.