

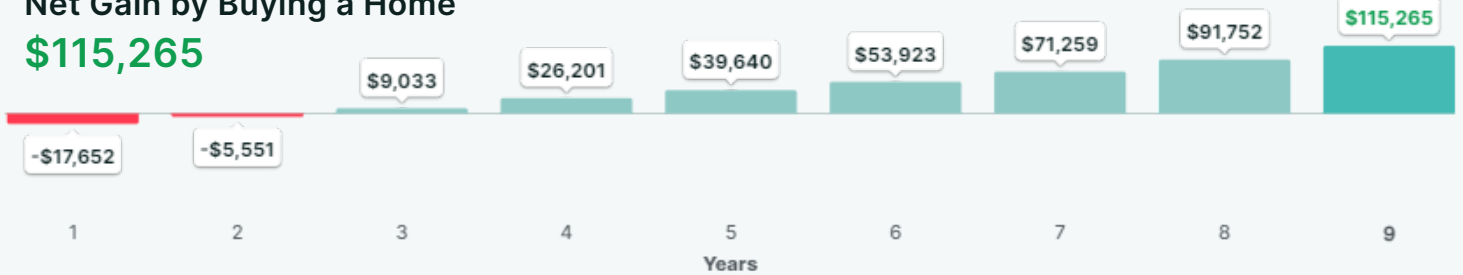
Buy vs Rent Comparison (Year 9)

\$365,000
Purchase price

75056, Denton, TX
ZIP Code, County, State

Net Gain by Buying a Home

\$115,265



Appreciation Gain

\$92,993

Forecasted App. (Avg/Yr): **2.55%**
Est. Value After 9 Years: **\$457,993**

Amortization Gain

\$37,443

Original Loan Amount: **\$328,500**
Remaining Principal: **\$291,057**

Tax Benefit Over Renting†

\$3,420

Standard Deduction is **\$29,200**
for 22% Tax Bracket After 9 Years

Cashflow Difference

\$16,188

Purchase Closing Cost

-\$7,300

Cost To Sell Est. 6%

-\$27,480

YEAR 9

Total Renting

\$373,488

Annual Rental Increase: **5.469%**

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Total Buying

\$357,300

Interest Rate: **7.500%**
APR: **7.775%***

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Est. Cashflow Difference

\$16,188

- Mo. Principal
- Mo. Interest
- Mo. Prop Tax, Ins, Maint & Repairs
- Mo. Rent



	YEAR 1		YEAR 5		YEAR 9	
	Buying	Renting	Buying	Renting	Buying	Renting
Principal/Rent	\$ 261	\$ 2,727	\$ 352	\$ 3,375	\$ 475	\$ 4,176
Interest	\$ 2,036	-	\$ 1,945	-	\$ 1,822	-
Prop. Tax, Ins., Maint. & Repairs	\$ 963	\$ 41	\$ 1,011	\$ 51	\$ 1,062	\$ 63
Estimated Expenses	\$ 3,260	\$ 2,768	\$ 3,308	\$ 3,426	\$ 3,359	\$ 4,239



Tristan Sherrill

NMLS# 299820 • YourLoanPro Team

Direct: (469) 609-8409

HomeLoans@YourLoanPro.com



Current as of 05/02/2024. Not an offer for credit. Full application, credit, income, and asset documentation are required for underwriting approval.

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