

Buy Or Rent: It's your money... ...It's Your Choice

Home ownership is one of the biggest investments most people ever make, and there are many good reasons to buy a home. Some of the reasons are intangible such as the security and pride of ownership that a home can bring. The tangible reasons include monetary factors like appreciation, building equity, and tax savings. Simply put, owning a home makes sense for a lot of people. Consider the advantages, then make your move!

Savings – Home ownership is one of the few remaining tax shelters allowable under current tax laws. Here is an example:

Loan Amount	Interest Rate	Monthly Payment	Term	Tax Year	Tax Status
\$150,000	6.5%	\$930	30 years	2003	Under 65, Married filing jointly, no dependents

	*Rent	*Buy
Gross Annual Income	\$60,000	\$60,000
Interest Deduction (Mortgage Int.)	-0-	\$9,421
Real Estate Tax Deduction	-0-	\$2,250
Other Itemized Deductions (i.e.: Charity)	-0-	\$3500
Standard Deduction	\$9,500	-0-
Personal Exemptions	\$6,100	\$6,100
Taxable Income	\$44,400	\$38,729
Tax Liability	\$5,960	\$5,109
Tax Savings*	\$851.00

*A special thanks to
Raphael C. Antico,
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information.

This example is an estimate only. Your situation may differ. Please consult with your tax advisor to see how home ownership will affect you.

For Additional information on
advantages of home ownership,
contact
Your Real Estate Professional

	Rent	Buy
Gross Annual Income	_____	_____
Interest Deduction (Mortgage Int.)	<u>-0-</u>	_____
Real Estate Tax Deduction	<u>-0-</u>	_____
Standard Deduction	_____	<u>-0-</u>
Personal Exemptions	_____	_____
Taxable Income	_____	_____
Tax Liability	_____	_____
Tax Savings	_____

For your title insurance and escrow needs, please specify...

