

# Buying Makes Cents



## A Rent vs. Own Scenario



OWNING			
Financing	FHA	Home in Five 4% Grant	Conventional 5%
Home Value	\$160,000	\$160,000	\$160,000
Down Payment	3.5% = \$5,600	0.00%	5% = \$8,000
Length	30 Years	30 Years	30 Years
AMOUNT FINANCED			
Interest Rate	3.750%	4.375%	4.000%
Actual APR	3.99%	4.55%	4.29%
MONTHLY BREAKDOWN			
Principal & Interest	\$727.56	\$784.39	\$725.67
PMI	\$108.55	\$108.55	\$78.53
Property Tax	\$52.06	\$52.06	\$52.06
Insurance	\$50.00	\$50.00	\$50.00
HOA	\$0.00	\$0.00	\$0.00
<b>Total Monthly</b>	<b>\$938.17</b>	<b>\$995.00</b>	<b>\$906.26</b>
CLOSING COSTS			
*Possible Seller Concessions	-\$3,500	-\$5,000	-\$3,500
OUT OF POCKET EXPENSES			
Appraisal	\$495.00	\$495.00	\$470.00
Home Inspection	\$350.00	\$350.00	\$350.00
Home Counseling	--	\$99.00	--
<b>Est. Upfront Costs</b>	<b>\$845.00</b>	<b>\$944.00</b>	<b>\$820.00</b>

RENTING	
	<b>\$1,195</b>
UP FRONT COSTS	
Security Deposit	\$1,195
OUT OF POCKET EXPENSES	
Pet Deposit	\$250.00
Administration	\$100.00
Application	\$90.00
<b>Total</b>	<b>\$1,635</b>

\*Seller Concessions: when a home buyer asks the home seller to pay costs on the home buyer's behalf. \*Figures shown based on property at 5535 N 62ND DR, Glendale, AZ 85301  
**FHA:** The payment is based on a \$154,400, 30 year FHA rate loan at 3.750%, a minimum FICO score of 740 and a 96.5% loan to value. The APR is 3.99%, current as of 10/19/2015.  
**Home In Five:** The payment is based on a \$154,400, 30 year FHA rate loan at 4.375%, a minimum FICO score of 740 and a 96.5% loan to value. The APR is 4.55%, current as of 10/19/2015.  
**Conventional 5%:** The payment is based on a \$152,000, 30 year conventional rate loan at 4.000%, a minimum FICO score of 740 and a 95% loan to value. The APR is 4.29%, current as of 10/19/2015.



**AJ Koernig**  
 Loan Officer  
 NMLS #1159864

Office: 602-338-9440  
 Mobile: 602-370-9063  
 Fax: 866-338-9436

aj.koernig@Fairwaymc.com  
 www.theajkteam.com  
 2325 E. Camelback Road, STE 100, Phoenix, AZ 85016



**Lethe Lew**  
 Designated Broker/Owner  
 AZRE BR469554000

Desert River Realty LLC  
 Direct: 602-380-7880  
 Office: 602-266-1238

le.lew@desertriverrealty.com  
 www.desertriverrealty.com  
 10000 N. 31st Ave. D-218, Phoenix, AZ 85051

