



**% RATES ARE GREAT!**

Surely you've heard the news. **Interest rates on Home Loans** are historically **lower** than they've ever been before! Now truly is a great time to buy. With **rates low & inventory high**, Buyers have a great opportunity to achieve the **"American Dream"**.

Interest rates are currently in the **3's & 4's**. Mortgage payments are often **less** than a **normal rental payment**. Combined with the tax deduction and the interest write-off, **buying** a home makes **more sense than renting**. See chart below that shows how you actually **save more money** within the first few years of home ownership vs. renting.

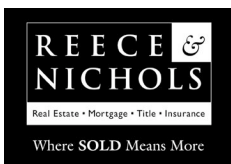
The chart below shows a cost comparison for a **renter** and a **homeowner** over a 7 year period. The renter starts out paying \$800 per month with annual increases of 5%.

The **homeowner** purchases a home for \$110,000 and pays a monthly mortgage of \$1,000. After 6 years, the homeowner's payment is **lower** than the renter's monthly payment. With the tax **savings** of homeownership, the homeowner's payment is **less** than the rental payment after **3** years.

Yrs	Rent	Mortgage Payment	Monthly Diff.	After Tax Savings	Yearly Diff.	After Tax Savings
1	800	1000	-200	-50	-2400	-600
2	840	1000	-160	-10	-1920	-120
3	882	1000	-118	+32	-1416	+384
4	926	1000	-74	+76	-888	+912
5	972	1000	-28	+122	-336	+1464
6	1021	1000	+21	+171	+252	+2052
7	1072	1000	+72	+222	+864	+2664
8-30			Savings increase every year			



If you're not currently in the market for a new home and you're currently paying rates higher than **5%**, then **refinancing** may be a great opportunity for you to save **\$\$\$** monthly. Call or email me today for **current rate information**. I would be happy to refer you to a reputable lender.



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