



Corvi Urling
NMLS #163870
loanDepot
Home Loan Advisor
CUrling@loanDepot.com
Cell: 949.599.6196
1301 Dove Street, Suite 101
Newport Beach, CA 92660
<http://CorviUrling.com>

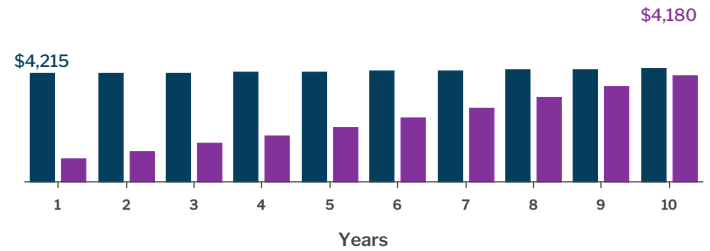


🏠 Buying \$620,000 vs. Renting 🏠

My Property (King County, WA)

Estimated Cashflow

	Buying Yr1	Rent Yr1	Rent Yr10
Monthly P & I	\$3,081	\$2,437	\$4,117
Prop. Tax / Ins.	\$876	\$37	\$63
Maint. & Repairs	\$258	\$0	\$0
Monthly Exp.	\$4,215	\$2,474	\$4,180
Total Cashflow	\$511,252		\$389,899
Interest Rate	APR 5.801%	Annual Rental Increase 6%*	



Cashflow Difference

-\$121,353

Appreciation Gain

\$452,463

Starting Home Value: **\$620,000**
Forecasted Appreciation (Avg./Yr): **5.63%**
Estimated Value After 10 Years: **\$1,072,463**

Amortization Gain

\$100,729

Original Loan Amount: **\$558,000**
Remaining Principal Balance: **\$457,271**

Cost To Sell

Real Estate Commission: **6%**
Based on **\$1,072,463** Future Value after 10 Years

\$64,348

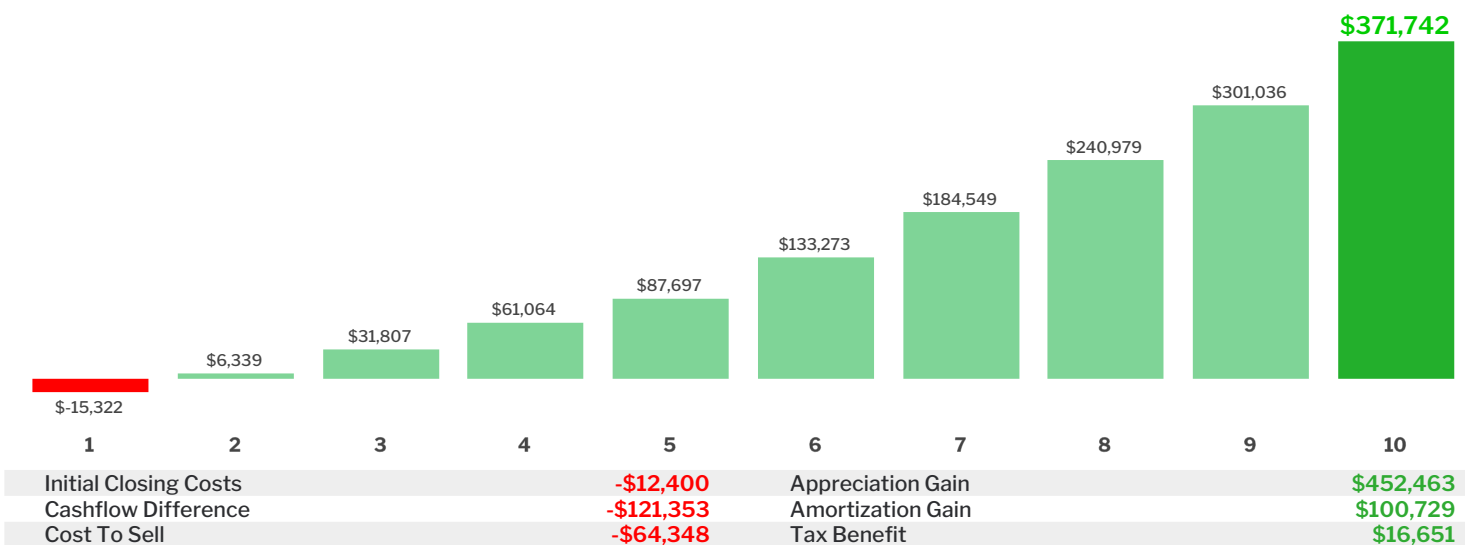
Tax Benefit

Standard Deduction **\$25,100** in 22% Tax Bracket Benefit Above
Standard Deduction after 10 Years

\$16,651

Net Gain by Buying a Home

\$371,742



The information contained herein is provided solely by MBS Highway, loanDepot and MBS Highway are not affiliated in any way. Loan approval and rate is dependent upon applicant's credit, collateral, financial history and program availability at time of origination. Rates and terms are subject to change without notice. This is not a loan commitment or guarantee of any kind. © Copyright 2019 - loanDepot.com, LLC, 26642 Towne Centre Drive, Foothill Ranch, CA 92610. All rights reserved. NMLS #174457 Nationwide Mortgage Licensing System (NMLS) Consumer Access Web Site: www.nmlsconsumeraccess.org. AZ: Mortgage Banker/Broker with the Arizona Department of Financial Institutions #0911092. CA: Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act CRMLA 4131040. CO: Colorado Department of Real Estate under a Mortgage Company Registration. CT: Connecticut Department of Banking as a Mortgage Lender #ML-174457. FL: Florida Lender License number MLD903. GA: Georgia Residential Mortgage Licensee #24020. IL: Illinois Residential Mortgage Licensee #MB.6760709. MA: loanDepot is a Mortgage Lender in Massachusetts License #MC174457. MD: Licensed as a Mortgage Lender by the Commissioner of Financial Regulation #06_18928. MN: This is not an offer to enter into an interest rate lock agreement under Minnesota law. MS: Licensed by the Mississippi Department of Banking and Consumer Finance. NH: Licensed by the New Hampshire Banking Department. NJ: Licensed Mortgage Banker - NJ Department of Banking and Insurance. NY: Licensed Mortgage Banker - NYS Department of Financial Services No. 109061. OR: License # ML-4972. PA: First mortgage banker by the Department of Banking. RI: Rhode Island Licensed Lender. TN: under Mortgage License No. 110371; VA: mortgage lender and broker by the Virginia State Corporate Commission #MC-5431; WA: licensed by the Department of Financial Institutions under the Consumer Loan Act#CL-174457. Also licensed in: AK, AL, AR, DC, DE, HI, IA, ID, IN, KS, KY, LA, ME, MI, MO, NC, ND, NE, NM, NV, OH, OK, SC, SD, TX, UT, VT, WI, WV and WY.

Powered By MBS Highway

Loan and monthly payment buying scenarios used for informational purposes only and may not be specific to your situation. Rates expressed may not be available at this time. This document should not be construed as investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. APR of 5.801% assumes a 5.250% simple fixed interest rate assuming \$34,730 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$558,000 with 360 monthly payments at the assumed simple interest rate (Current as of 5/24/2022). *Lender is not a tax consultation firm. Please seek advice from a tax professional. Source: MBS HighwayMLS Data 1/1