

# MORTGAGE CALCULATORS

Understand Your Mortgage Payment

## Rent vs. Buy Calculator

### MORTGAGE INFORMATION

Home Price:	\$580,000
Interest Rate:	4.375%
Loan Term (years):	30
Down Payment:	\$58,000
Mortgage Amount:	\$522,000
Start Date:	Aug 2025
Home Insurance:	\$1,000
Taxes:	\$3,360
HOA Dues:	\$600

### BUYING ASSUMPTIONS

Marginal Tax Bracket:	25%
Annual Costs:	1%
Selling Costs:	6%
Annual Appreciation:	3%

### RENTING ASSUMPTIONS

Monthly Rent:	\$2,000
Renters Insurance:	1.3%
Rent Appreciation:	2%

YEAR

3

BUY

**\$64,974**

RENT

**\$74,404**

BUY GAIN

**\$9,431**

**Out of Pocket Cost:** After 3 year(s), your total out of pocket cost of homeownership for a **\$580,000** home would be **\$165,726**. Your total cost to rent would be **\$74,404**. Renting will leave you with **\$91,321** in your pocket (which includes the money you didn't spend on a down payment).

**Financial Gain:** After 3 year(s), if you buy, your home will have **\$138,779** in equity (available to you when you sell).

**Summary:** Looking at the total costs and equity earned, it's better for you to buy than rent if you plan to live in your home more than **3 Year(s)**.

### RESULTS SUMMARY

Buying	Renting	
\$165,726	\$74,404	Cash Spent
\$-633,782	--	Home Value
\$495,003	--	Loan Balance
\$38,027	--	Closing Costs
<b>\$64,974</b>	<b>\$74,404</b>	Net Spent
Rent:	\$74,404	
Buy:	\$64,974	



blueskye  
L E N D I N G

## The Blue Crew

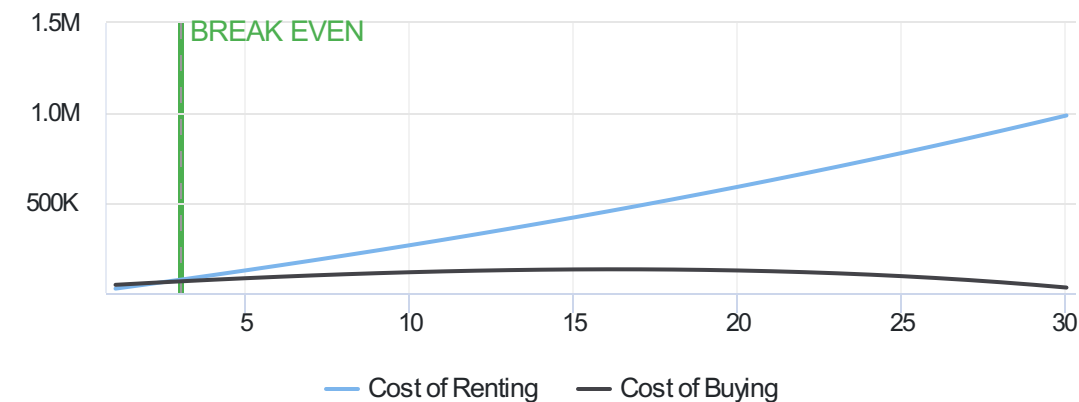
Mortgage Loan  
Originators, Blue Skye  
Lending

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## Breakdown Table

This breakdown table is displayed by year.

Loan details			Buying (spent)					House value		Renting		Rent vs. Buy		
Year	Interest	Loan Balance	Payments	Total Buying Expenses	Tax Savings	Spent	Total Spent	House Value	Home Value (net)	Total Rent	Total Rent Expenses	Buy Net	Rent Net	Rent vs Buy
1	22,666	513,391	89,275	10,760	(6,507)	93,529	93,529	597,400	561,556	24,000	312	45,364	24,312	21,052
2	22,282	504,398	31,275	11,065	(6,436)	35,904	129,433	615,322	578,403	48,480	630	55,428	49,110	6,318
3	21,881	495,003	31,275	11,379	(6,361)	36,293	165,726	633,782	595,755	73,450	955	64,974	74,404	9,431
4	21,461	485,189	31,275	11,702	(6,283)	36,694	202,420	652,795	613,627	98,919	1,286	73,981	100,205	26,223
5	21,023	474,937	31,275	12,035	(6,201)	37,109	239,529	672,379	632,036	124,897	1,624	82,430	126,521	44,091
6	20,565	464,227	31,275	12,378	(6,115)	37,538	277,067	692,550	650,997	151,395	1,968	90,297	153,363	63,066
7	20,087	453,039	31,275	12,732	(6,025)	37,982	315,049	713,327	670,527	178,423	2,319	97,561	180,742	83,181
8	19,588	441,352	31,275	13,096	(5,930)	38,441	353,490	734,727	690,643	205,991	2,678	104,199	208,669	104,470
9	19,066	429,143	31,275	13,470	(5,831)	38,915	392,405	756,768	711,362	234,111	3,043	110,185	237,155	126,969
10	18,521	416,389	31,275	13,856	(5,726)	39,405	431,810	779,472	732,703	262,793	3,416	115,496	266,210	150,714
11	17,952	403,066	31,275	14,254	(5,617)	39,913	471,723	802,856	754,684	292,049	3,797	120,104	295,846	175,742
12	17,357	389,148	31,275	14,664	(5,502)	40,437	512,160	826,941	777,325	321,890	4,185	123,983	326,075	202,092
13	16,736	374,608	31,275	15,086	(5,382)	40,979	553,139	851,750	800,645	352,328	4,580	127,103	356,908	229,805
14	16,087	359,420	31,275	15,520	(5,255)	41,540	594,679	877,302	824,664	383,375	4,984	129,436	388,358	258,923
15	15,409	343,554	31,275	15,968	(5,123)	42,120	636,800	903,621	849,404	415,042	5,396	130,950	420,438	289,488
16	14,701	326,979	31,275	16,429	(4,984)	42,720	679,520	930,730	874,886	447,343	5,815	131,613	453,158	321,545
17	13,961	309,665	31,275	16,904	(4,838)	43,341	722,861	958,652	901,133	480,290	6,244	131,393	486,533	355,140
18	13,188	291,578	31,275	17,393	(4,685)	43,983	766,844	987,411	928,167	513,895	6,681	130,255	520,576	390,321
19	12,381	272,683	31,275	17,897	(4,525)	44,647	811,490	1,017,034	956,012	548,173	7,126	128,162	555,300	427,138
20	11,537	252,945	31,275	18,416	(4,357)	45,334	856,824	1,047,545	984,692	583,137	7,581	125,077	590,718	465,640
21	10,656	232,326	31,275	18,950	(4,181)	46,044	902,868	1,078,971	1,014,233	618,800	8,044	120,962	626,844	505,882
22	9,736	210,787	31,275	19,501	(3,997)	46,779	949,647	1,111,340	1,044,660	655,176	8,517	115,774	663,693	547,918
23	8,774	188,286	31,275	20,068	(3,803)	47,540	997,187	1,144,680	1,075,999	692,279	9,000	109,473	701,279	591,805
24	7,770	164,780	31,275	20,652	(3,600)	48,327	1,045,514	1,179,021	1,108,279	730,125	9,492	102,015	739,616	637,602
25	6,721	140,226	31,275	21,253	(3,388)	49,141	1,094,654	1,214,391	1,141,528	768,727	9,993	93,352	778,721	685,368
26	5,625	114,575	31,275	21,873	(3,165)	49,983	1,144,638	1,250,823	1,175,774	808,102	10,505	83,439	818,607	735,168
27	4,480	87,779	31,275	22,511	(2,931)	50,855	1,195,492	1,288,348	1,211,047	848,264	11,027	72,225	859,291	787,066
28	3,283	59,788	31,275	23,168	(2,687)	51,757	1,247,249	1,326,998	1,247,378	889,229	11,560	59,659	900,789	841,130
29	2,034	30,547	31,275	23,845	(2,430)	52,690	1,299,939	1,366,808	1,284,800	931,014	12,103	45,686	943,117	897,431
30	729	0	31,275	24,543	(2,162)	53,656	1,353,596	1,407,812	1,323,343	973,634	12,657	30,252	986,291	956,039

Please keep in mind that the results from our calculators are only estimates. There are many factors that may impact the your loan pricing. Contact a trusted mortgage or financial professional to discuss your specific scenario.