

# Lease vs Buy

## LEASE

- Lease = \$2,000
- Deposit = \$2,000
- First Months Rent = \$2,000
  - 18 Months = \$36,000 + Deposit \$2,000 = **\$38,000 (LOSS)**

## PURCHASE

- Purchase = \$200,000
- Down Payment = \$4,000 (3.5% DP FHA = \$7,000)
- Seller Concessions = \$3,000
- Closing Costs (2.5% = \$5,000) - Down Payment Assistance Program (DPA) the program cover their closing costs
- Payment = \$1,961 (use [www.mortgagecalculator.org](http://www.mortgagecalculator.org) add in taxes insurance and HOA)
- Appreciation Over 2 years = (Use MetroTex website to find the appreciation number) for this example we are using 4.8%, so total appreciation over 2 years for this would = \$19,200
- Equity from Principle Payment = \$11,245
  - Total Capital Gains = **\$30,445 (GAINS)**

## DO NOT MORTGAGE QUALIFY

The only thing that would hold you back is your time on the Job or Credit, we have solutions for that:

- If the need Credit Help = <https://acrdiy.com>
- If they need an Apartment = [www.mtxapartments.com](http://www.mtxapartments.com)
- If they need help with Moving = [www.mtxmoving.com](http://www.mtxmoving.com)