



# 8 Benefits of Buying a Home

## Why Buy a Home vs. Rent?

### 1. Mortgage Interest and Property Taxes are Deductible

Ask your tax advisor about deductions available.

### 2. Capital Gain Exclusion

If you have lived in your home for 2 of the last 5 years you may be able to exclude some or all of your capital gain. Consult your tax advisor.

### 3. Appreciation

Real estate can move in cycles, up and down. However, over the years real estate has appreciated. Buying real estate should be a long term investment.

### 4. Build Equity

Rather than paying rent, paying your mortgage will help you build equity.

### 5. Equity Loans

If you have equity in your home you may be able to qualify for a home equity loan, interest rates are much cheaper than credit cards.

### 6. Greater Security

You do not have to be worried about your landlord not renewing your lease or increasing your rent.

### 7. Freedom

You have the ability to make the house your own. You own the home you do not need to ask your landlord for permission.

### 8. Upgrades

Any upgrades you want to do will benefit you not your landlord.