

RENT or BUY

BREAKDOWN OF THE COSTS AND BENEFITS TO HOMEOWNERSHIP



RENTING OFFERS PREDICTABLE COSTS

Landlords must have good reason and documentation to increase rents and they often pay for repairs which offers a predictable monthly payment.

HOME OWNERSHIP OFFERS EQUITY

Lincoln Institute April 2019 study shares that the median equity build for shared equity homeowners is \$14,000 compared to their original investment of \$1,875.

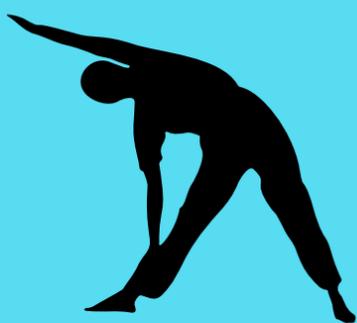
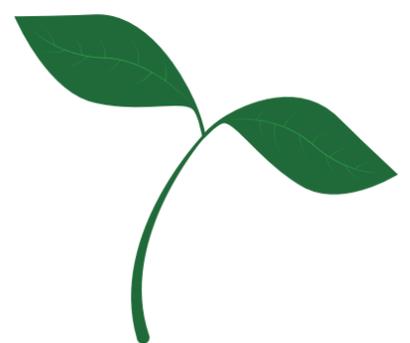


LANDLORDS DO REPAIRS

Are you good at saving money and doing repairs? If not, don't buy. It takes a lot of work and rainy day funds to keep a home in working condition.

OWNERSHIP PROVIDES STABILITY

Knowing that you can stay in your home, make it your own, and start being an active and permanent member of the community is a plus to ownership.



RENTING OFFERS FLEXIBILITY

If you are unsure of where you might be in a year, thinking of switching careers, might need to move to help a relative,

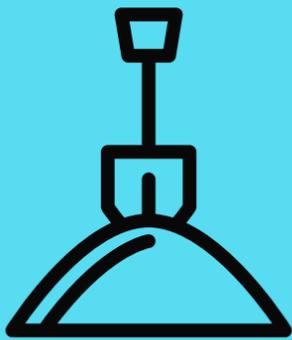
LAST (BUT NOT LEAST): AFFORDABILITY

If your average annual income is less than 1/3rd of the average home price in the local area, home ownership is a risky choice when it comes to your budget. This is overwhelmingly common in many towns across the nation and that is why groups like CVHT, Habitat and others are working hard to provide options that local populations can afford.

SEE BACK SIDE FOR INFORMATION ON BUYING A CVHT HOME

Buying with CVHT

DIFFERENCES BETWEEN CVHT HOMES AND MARKET RATE



MARKET: YOU OWN THE DIRT

When you purchase a home on the open market you will own the home (improvements) as well as the raw land underneath and pay taxes on both.

CVHT: YOU USE THE DIRT

CVHT owns the raw land under the home, but leases it to you at an affordable monthly rate. By doing this CVHT can apply for reasonable tax assessments and waivers that make the taxes on the home and improvements affordable to you.

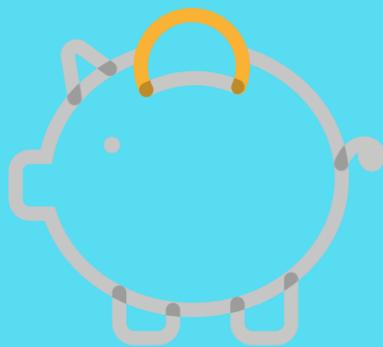


MARKET: MARKET PRICE

Purchasing a home is a reasonable decision if your annual income is 1/3rd of the average price of homes in your area. *In Chelan that would require an income of over \$150,000 a year.*

CVHT: AN ATTAINABLE GOAL

CVHT puts local talent, funds, government subsidy, and a national model for success to work in order to provide the **most affordable options possible**. Our best price to date is \$200,00.



MARKET: MARKET APPRECIATION

In an open market fee simple purchase your home will appreciate with the market values if kept well and when you sell you'll retain that equity. With CVHT this amount is capped at 1.5% compounded annually in order to make sure that the home will be affordable to the next CVHT buyer when you sell.

PRETTY MUCH THE SAME:

With either option you will likely be involved in an HOA and pay HOA dues and participate in assessments. You'll also need to maintain your property in order to retain value. In both situations you are responsible for repairs, although CVHT can offer to step in and help in emergencies.