



Member FDIC

Renting or Home Buying Guide

Name: _____

Date: _____

Am I better off buying than renting?

- | | Yes | | No |
|--|-----|----|-----|
| 1. Do I feel secure in my Job? | ___ | or | ___ |
| 2. Will my current income stay the same or increase? | ___ | or | ___ |
| 3. Is my co-borrower (if applicable) also secure in their pay and employment? | ___ | or | ___ |
| 4. Can I cover large upcoming and unplanned expenses? (medical bills, car repairs, tuition) | ___ | or | ___ |
| 5. Do I want something that is mine to do with as I please? | ___ | or | ___ |
| 6. Do I realize I will now have to pay for repairs and upkeep? | ___ | or | ___ |
| 7. Will I be able to pay for property taxes, insurance, utilities and any association fees? | ___ | or | ___ |
| 8. Have I talked to a tax professional about potential tax deduction benefits on my mortgage interest? | ___ | or | ___ |
| 9. If I bought a house, do I think I will live there for at least 5, 7, or 10 years? | ___ | or | ___ |
| 10. Will it meet my current needs plus meet the needs in the next stage of my life? | ___ | or | ___ |
| 11. Does buying a home make sense for me personally? | ___ | or | ___ |
| 12. Can I afford to buy and would have savings for a potential down payment? | ___ | or | ___ |
| 13. Would I still have sufficient savings after a down payment? | ___ | or | ___ |

Do I have good credit and am I prepared to buy?

- | | Yes | | No |
|--|-----|----|-----|
| 1. Do I have a credit score of 640 or higher? | ___ | or | ___ |
| 2. Have I been on time making my payments? | ___ | or | ___ |
| 3. Are my credit card balances below their limit? | ___ | or | ___ |
| 4. Have I evaluated my other debts and loans
(student loans, car loans, personal loans, credit cards) | ___ | or | ___ |
| 5. Have I avoided applying for other loans or credit cards lately | ___ | or | ___ |

What do I need to be pre-approved for a home?

- ___ Last two years W-2's and tax returns
- ___ Last 30 days pay stubs
- ___ Last two months' bank statements (checking, savings, retirement)
- ___ All debt information including student loans in deferment, credit card balances, personal loans, car payments, etc...
- ___ Mortgage / Renters Landlord Contact Information
- ___ Divorce decree (if applicable)
- ___ Last two years of business tax returns with full schedules (if applicable)
- ___ Employment history (self-employed may require additional more information)
- ___ Driver's license copy
- ___ Purchase agreement / land contract

Renting and Buying Cost Comparison

Renting

Monthly Payment \$ _____

Security Deposit \$ _____

Renters Insurance per month \$ _____

Utilities \$ _____

Buying a Home

Purchase Price \$ _____

Down Payment Percent _____ % \$ _____

Closing Cost \$ _____

Loan Terms _____ years

Estimated Interest Rate _____ %

Estimated Mortgage Payment \$ _____

Insurance \$ _____

Taxes \$ _____

Utilities \$ _____

Association HOA Fees \$ _____

Typically, buying is cheaper than renting, but it depends on the length of time you're intending to stay living in your home. You can often start gaining equity within your home within the first 3-5 years.