

## 8 BENEFITS OF BUYING A HOME

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 that 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.