

Origin North

Buy vs Rent Pricing Guide

Typical Beds	Purchase Price	Comparable Rentals**	Buying at Origin North*				
			w/conventional loan	w/low down payment loan	Brand New Renovation	No Board Approval	Own Your Home
Studio	\$140,000	\$1,400/mo	\$921/mo + \$28K down	\$976/mo + \$7K down			
One	\$265,000	\$1,800/mo	\$1,516/mo + \$53K down	\$1,620/mo + \$13.25K down			
Two	\$345,000	\$2,300/mo	\$2,086/mo + \$69K down	\$2,222/mo + \$17.25K down			

*Rent and Buy scenarios are estimates based on averages and are meant as EXAMPLES ONLY; THEY ARE NOT OFFERS for a lease or a loan, and are not guarantees of any specific pricing or terms. Mortgage lenders make their own determinations on the availability, pricing, and terms of loans being offered based on the individual qualifications of each buyer. Pricing and terms are also subject to change with market conditions.

Rental estimates are based on average market comparables calculated by The Corcoran Group. Buy estimates are based on bankrate.com online mortgage calculator using the below assumptions. They do not include closing costs (some buyers may be eligible for subsidies to pay for all or some of closing costs):

Scenario #1 / Estimated Conventional Loan: 20% down, 30 yr mortgage @ 3.25% interest for zip 10458, credit 720-739 + \$0 tax (incl in coop maintenance) + \$38/mo insurance + monthly coop maintenance cost for the specific home, less possible estimated tax savings on interest payments (calculated using first year total interest from bankrate.com's amortization schedule x 33% avg tax rate ÷ 12 months).

Scenario #2 / Estimated state-backed loan to eligible buyers: 5% down, 30 yr mortgage @ 2.75% interest for zip 10458, credit 720-739 + \$0 tax (incl in coop maintenance) + \$38/mo insurance + monthly coop maintenance cost for the specific home, less possible estimated tax savings on interest payments (calculated using first year total interest from bankrate.com's amortization schedule x 33% avg tax rate ÷ 12 months).