

MOVE UP TO HOMEOWNERSHIP

WITH A DOWN PAYMENT LOWER THAN YOU THINK

With rents soaring, buying a home offers significant month-by-month savings. You could save \$3,320 a year and \$16,598 over five years through lower monthly payments. For many renters, the down payment is the obstacle. But when you finance your loan with mortgage insurance (MI), the down payment could be as low as 5%, 3% or less!

COMPARE THE NUMBERS

RENTING — vs. — **BUYING**

\$2,065		\$15,790
SECURITY DEPOSIT		5% DOWN PAYMENT FOR \$300,000 MORTGAGE

\$2,065		\$1,788
MONTHLY RENT ¹		MONTHLY MORTGAGE PAYMENT (INCLUDING INTEREST AND MORTGAGE INSURANCE) ²

\$24,780		\$21,460
TOTAL RENT PAYMENTS PER YEAR		TOTAL MORTGAGE PAYMENTS PER YEAR

\$123,900		\$107,302
5 YEARS OF RENT PAYMENTS PLUS SECURITY DEPOSIT	5 YEARS	5 YEARS OF MORTGAGE PAYMENTS

TAX SAVINGS AND BUILDING EQUITY

Discover how you could come out more than \$50,984 ahead over five years when you factor in the **tax savings** and **building equity** in the home.

RENTING

— vs. —

BUYING

\$0

TAX SAVINGS
ON MORTGAGE
INTEREST
DEDUCTION³

\$11,665

\$0

ABILITY TO
BUILD EQUITY⁴

\$22,721

\$34,386 + \$16,598 = \$50,984

TAX SAVINGS AND EQUITY

DIFFERENCE BETWEEN
RENT AND MORTGAGE
PAYMENTS

COST SAVINGS OF OWNING
A HOME OVER 5 YEARS

Buying a home could be a better financial decision than continuing to rent. Lower down payments are available through **MIHome from Arch MI**, a suite of mortgage insurance products, solutions and resources that support affordable mortgages — as low as 3% for loans insured by Arch MI, and 1% or 0% for qualified borrowers with loans insured by Arch Mortgage Guaranty Company.

Ask us how you can qualify.

ASSUMPTIONS: Base loan amount \$300,000, two borrowers, 720 credit score, 41% DTI, 30-year fixed-rate purchase loan with a 5.5% note rate, single-family house, stable market, 95% LTV priced by Arch MI RateStar®. Premium as of June 8, 2022. Net housing expenses exclude pre-paid loan fees, closing costs, property taxes and insurance. Monthly rent (two bedroom apartment) according to Rent.com May 2022 Rent Report.

¹ Average U.S. national rent (two bedrooms) as of May 2022 is \$2,065 per month according to Rent.com.

² Monthly mortgage, including principal and interest (PI) and mortgage insurance (MI).

³ Potential savings on mortgage interest deduction for those who itemize. Borrowers should consult their tax adviser for more details.

⁴ Home equity calculation assumes average home price appreciation of 1% annually.

ARCH MORTGAGE INSURANCE COMPANY® | ARCH MORTGAGE GUARANTY COMPANY® | 230 NORTH ELM STREET GREENSBORO NC 27401 | ARCHMI.COM

© 2022 All Rights Reserved. Arch Mortgage Insurance Company. Arch MI is a marketing term for Arch Mortgage Insurance Company, Arch Mortgage Guaranty Company and United Guaranty Residential Insurance Company. Arch Mortgage Insurance Company, Arch Mortgage Guaranty Company and Arch MI RateStar are registered marks of Arch Capital Group (U.S.) Inc. or its affiliates.