

# 7 REASONS TO OWN YOUR HOME\*

**1 TAX BREAKS.** The U.S. Tax Code may let you deduct some or all of the interest you pay on your mortgage, property taxes, and even some of the costs involved in buying and maintaining your home.

**2 APPRECIATION.** Real estate has long-term stable growth in value. While year-to-year fluctuations are normal, median existing-home sale prices have increased on average by 4.5 percent from 1975 to 2013. Home prices rose by 11.3 percent from 2012 through 2013. Although data for 2014 is still being compiled, home prices are forecasted to rise an additional 5.3 percent in 2014. Longer-term trends suggest that home prices will continue to rise over the next five years at an annual rate of 3.1 percent.\*\*

**3 EQUITY.** Money paid for rent is money that you'll never see again, but mortgage payments can help you build equity in your home.

**4 SAVINGS.** Building equity in your home can be a ready-made savings plan. When you sell, you can generally take a sizable capital gain without owing federal taxes.

**5 PREDICTABILITY.** Unlike rent, if you choose a fixed rate mortgage your monthly payments will remain the same over the years. Keep in mind that property taxes and insurance may increase.

**6 FREEDOM.** The home is yours. You can decorate any way you want and benefit from your investment for as long as you own the home.

**7 STABILITY.** Remaining in one neighborhood for several years gives you a chance to participate in community activities, lets you and your family establish lasting friendships, and offers your children the benefit of educational continuity.

\*[www.realtormag.realtor.org/sales-and-marketing/handouts-for-customers/for-buyers/7-reasons-own-your-home](http://www.realtormag.realtor.org/sales-and-marketing/handouts-for-customers/for-buyers/7-reasons-own-your-home)

\*\*[www.corelogic.com/about-us/news/corelogic-reports-homes-prices-rose-by-5.7-percent-year-over-year-in-january-2015.aspx](http://www.corelogic.com/about-us/news/corelogic-reports-homes-prices-rose-by-5.7-percent-year-over-year-in-january-2015.aspx)



**PHH**®

HOME LOANS

**Mike Fagan**

Senior Loan Officer  
NMLS# 182530

Direct: 410.218.2030 | Cell: 410.409.4947

Mike.Fagan@mortgagefamily.com  
pnhmidatlantic.com



PHH Home Loans, LLC, 1 Mortgage Way, 3rd Floor, Mt. Laurel, NJ 08054. NMLS ID # 4256 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)). Licensed by the Delaware State Bank Commissioner #20023978094. Equal Housing Lender. This is not a commitment to lend. Loan programs, rates and terms subject to change without notice and are subject to property and credit approval. For informational purposes only. Restrictions may apply. Your real estate professional is not a mortgage lender. Please contact your Loan Officer for information about mortgage products and your eligibility for home financing.



PHHMA 042015