



GERSHMAN
MORTGAGE

3 REASONS TO BUY NOW

Your housing payment builds your net worth — not a landlord's

Whether you buy a house or live in a rental, you'll have a housing payment. You might as well use those payments to build your wealth, not someone else's — like a landlord.

When you own your home, part of your monthly payments go to pay down the principal on your loan. This builds equity, the difference between what you owe on your mortgage and what your home is worth. You can access this wealth when you sell your home, or while you remain in your home through home equity loans or a cash-out refinance.

You can always refinance in the future

If you only plan to live in your home for a short time, between five and seven years, you may consider taking out an adjustable-rate mortgage to buy your home. These loans, commonly known as ARMs, generally have a lower interest rate than fixed-rate loans for an introductory period, often between three and seven years.

After that, your rate will reset every year (in most cases, but potentially more often than that) based on market conditions. At that point, you can consider refinancing to a fixed-rate loan if you haven't sold your house already.

Home-related tax benefits can give you a break

Owning your home also comes with tax benefits that you won't enjoy as a renter. One of the biggest benefits is the home mortgage interest deduction, which allows you to deduct all the money you pay toward your mortgage on your federal taxes, provided your loan is less than \$750,000 and you choose to itemize your deductions.

This can add up to significant tax savings over time. With that \$400,000 home, you'll pay roughly \$18,000 in interest in the first few years of owning the home at a 5% interest rate. You may be able to deduct that full amount from your federal taxes, reducing your taxable income and saving you potentially thousands of dollars.



16253 swingley ridge rd., suite 200 chesterfield, mo 63017 NMLS# 138063 (800) 457-2357. *Terms and conditions are subject to change pending agency and investor guidelines. This is for informational purposes only and not an offer to lend or extend credit. Subject to credit and income approval. Terms and conditions are subject to prior notice. Equal housing lender. For more licensing information, please visit the nmls consumer access page: <http://nmlsconsumeraccess.org/>. Individual veteran entitlement determines max loan amount