

WAYLAND SENIOR HOUSING FOCUS GROUP

Housing Cost Comparison for Discussion

March 2012

	Home Ownership Mortgage Paid Off	Home Ownership Reverse Mortgage 60% equity in Home	Condominium No Mortgage	Condominium 80% Mortgage	Rental Housing	What do you pay?
Expenses	Median Wayland Home \$555,500	\$555,500	\$555,500	\$555,500		
Debt Service (4.5% rate)	-----	-----	-----	\$27,021	-----	\$
Real Estate Taxes (\$19.35 mil)	\$10,749	\$10,749	\$10,749	\$10,749	-----	\$
Tax Benefits of Interest, Taxes (say 20%)	(\$2,150)	(\$2,150)	(\$2,150)	(\$6,149)	-----	\$
Homeowners Insurance	\$1,200	\$1,200	\$500	\$500	-----	\$
Condominium Fees	-----	-----	\$10,800	\$10,800	-----	\$
Landscaping	\$1,000	\$1,000	-----	-----	-----	\$
Snow Plowing	\$600	\$600	-----	-----	-----	\$
Maintenance (0.5%) <i>HVAC service, septic, cleaning, repairs</i>	\$2,778	\$2,778	\$1,389	\$1,389	-----	\$
Long Term Capital Costs (1%) <i>Painting, roof, driveway, septic, updates</i>	\$5,555	\$5,555	\$2,778	\$2,778	-----	\$
Heating / Cooling / Utilities	\$6,000	\$6,000	\$4,000	\$4,000	-----	\$
Electrical / TV / Phone	<i>(By user)</i>	<i>(By user)</i>	<i>(By user)</i>	<i>(By user)</i>	<i>(By user)</i>	<i>(By user)</i>
Equity tied up in home:						
Lost net returns per year (est. 2.5%)	\$13,888	\$8,333	\$13,888	\$2,778	\$0	\$
Appreciation? Depreciation	?	?	?	?	-----	
TOTAL ANNUAL COSTS	\$39,619	\$34,064	\$41,953	\$53,864	Annual Rent	\$
TOTAL MONTHLY COSTS	\$3,302	\$2,839	\$3,496	\$4,489	Monthly Rent	\$