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real

# SHOULD YOU RENT OR BUY?

*in Southeast Florida*

Your Step-by-Step Guide

# SHOULD YOU RENT OR BUY?

- 01 Do you plan to stay in the same city for at least the next 3-5 years?
- 02 Are you financially prepared for upfront costs like a down payment, closing costs, and maintenance?
- 03 Do you prefer the freedom to renovate and personalize your living space?
- 04 Would you rather build equity and long-term wealth instead of paying rent to a landlord?
- 05 Are you comfortable with the responsibilities of homeownership, including repairs and property taxes?

## If you answered mostly **Yes**

Buying might be the right move for you! Owning a home allows you to build wealth over time, personalize your space, and take advantage of tax benefits.

## If you answered mostly **No**

Renting might be the better choice for now. It offers flexibility, fewer upfront costs, and less responsibility for maintenance.



# PROS & CONS OF RENTING VS. BUYING

FACTOR	RENTING	BUYING
Upfront Costs	Lower upfront cost (security deposit, first/last month's rent)	Higher upfront cost (down payment, closing costs, inspections)
Monthly Costs	Rent + utilities	Mortgage + property taxes + insurance
Equity & Wealth	No equity – rent payments go to landlord	Builds equity over time, increasing net worth
Flexibility	Easy to relocate	Harder to move quickly
Maintenance	Landlord handles most repairs	Homeowner is responsible for all upkeep



# COMMON MYTHS ABOUT RENTING VS. BUYING

## I need a 20% down payment to buy a home.

Not true! There are loan programs available with as little as 3-5% down, and some assistance programs may help with costs.

## Renting is always cheaper than buying.

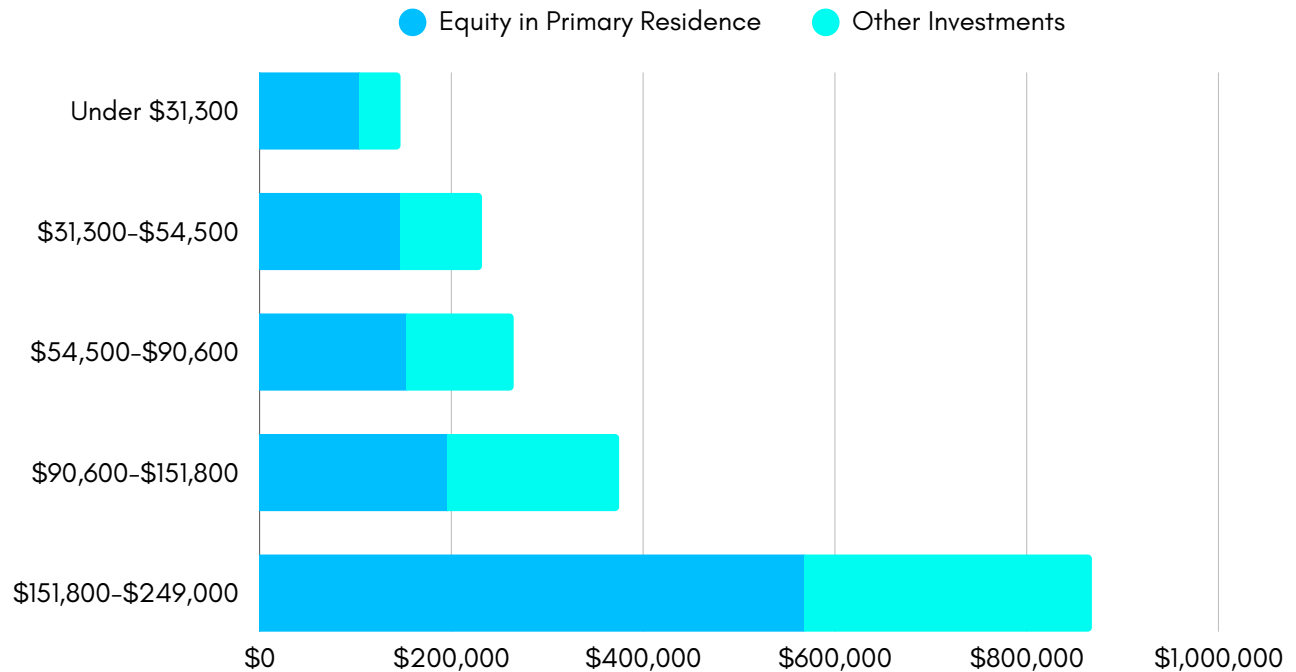
While renting has fewer upfront costs, homeownership allows you to build equity. With rising rents, a fixed-rate mortgage may provide more stability in the long run.

## I should wait for home prices to drop before buying.

Timing the market perfectly is nearly impossible. Instead, focus on what's right for your budget and lifestyle today rather than hoping for the perfect conditions.



# BREAKDOWN OF HOMEOWNER NET WORTH



**At every income level, home equity is the *primary* source of wealth**

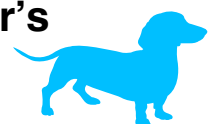
The light blue portion of each bar represents how owning a home contributes to the majority of an individual's net worth, no matter their income level. Bonus? Homeowners can leverage the equity they've built in their homes for home improvements, debt consolidation, or additional investments.

**The average homeowner's net worth is**

**40x  
greater**



**than a renter's**



# POTENTIAL HOMEOWNER TAX BENEFITS



## What can I deduct from mortgage interest?

Homeowners may deduct mortgage interest on eligible loans up to \$750,000 (for single filers or joint filers) and \$375,000 per person for separate filers.

## What can I deduct from property taxes?

Homeowners may be able to deduct up to \$10,000 in property taxes if filing jointly (\$5,000 per person if filing separately).

## Homeownership comes with unique costs...

But it also allows for tax benefits. Work with a tax professional to help determine what the numbers look like for you.



Disclaimer: Tax laws are subject to change, and individual circumstances vary. It's advisable to consult with a tax professional to understand how these deductions apply to your specific situation.

# NEXT STEPS

Let's find the right move for you

## Thinking about buying?

I can help you find the perfect home that fits your budget, lifestyle, and long-term goals.

## Prefer renting for now?

I can help you find the ideal rental that meets your needs while you prepare for homeownership.

## Not sure yet?

I can help you break down your situation and compare costs, benefits, and timelines so you can make the best choice.

Let's hop on a quick consultation call and chat through your options!

Call/Text: (954) 562-5111

Email: [scott@scottmorreau.com](mailto:scott@scottmorreau.com)



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