



RENT IT OR SELL IT? · YOUR NUMBERS

Renting would leave you about \$0 a month

\$0 a year before income taxes, with \$0 of equity staying tied up in the home.

Each month	
Rent	\$0
Mortgage (principal + interest)	\$0
Property taxes	\$0
Insurance	\$0
HOA dues	\$0
Property manager (0%)	\$0
Vacancy (0 months a year)	\$0
Upkeep and repairs (0% of value a year)	\$0
What's left each month	\$0

What you entered

Home value \$0 · mortgage balance \$0 at 0% with 0 years left.

About \$0 of the year's mortgage payments goes to principal — that comes back to you when you sell, but only in cash at closing, not each month.

In southeastern NC, homes that failed to sell and went up for rent got a median \$1,900 a month — about 7.3% a year of their price. We estimate 65% of those owners with a mortgage are losing money every month.

Before you become a landlord

- A lease ties up the home for a year or more. Selling later usually means selling to an investor with the tenant in place, or waiting for the lease to end.
- Tenants wear a home faster than owners do, and repairs come at their schedule, not yours.
- Rental income is taxable. When you sell a home you rented out, the tax picture can change — ask your tax advisor before you sign a lease.
- Many homes that didn't sell were priced above the market or had issues a buyer's inspection would find. Fixing those is often cheaper than a year of carrying costs.

This worksheet is an estimate based on the numbers you entered. It is not tax, legal or financial advice.

Want a second opinion on rent vs. sell? Call or text Buddy at (910) 395-1000.