



"10 REASONS WHY YOU NEED TO OWN A HOME"

Nearly Home makes it possible for people who otherwise wouldn't qualify for a mortgage to live in their dream home now, and purchase it outright in as little as two years.

One question we often receive is: why is Rent-to-Own better than just renting?

We're glad you asked! Here are ten reasons why owning your own home trumps renting:

1. **Pride of home ownership:** Before we get into the other more tangible reasons, there's one point that stands above all others: the pride of owning your own home. Rather than having to move every few years when you're renting, buying a home truly allows you to have a place to call your own, where you have complete freedom and control.
2. **Build equity with mortgage payments:** When you're renting, you never see your rent money back again. With a mortgage, your monthly payments are going towards building equity in your home. While there are small additional fees, like mortgage interest and closing costs, the benefits to building this equity in the long run are well worth it.
3. **Appreciation of your home value:** Ottawa is one of the most stable and consistently growing housing markets in Canada. If you're looking to purchase a home that will appreciate consistently in value, then you can't do much better than Ottawa. Buying a home with a mortgage means putting very little money down initially, but allows your entire home value to appreciate at a rate equal to the market. So, if you pay \$1,200 a month towards your mortgage payment, that's \$14,400 over the year. If your home cost \$250,000, and we assume a 5% appreciation of your total home value over the year, that's \$12,500 worth of appreciation. You can't get that with renting!
4. **Make upgrades (and benefit from them in the long run) to your home:** When you own your home, you can make whatever upgrades



you'd like to increase its value. With Rent-to-Own, though we do have to provide approval for larger upgrades, you can make changes and improvements during your initial rental period. That means by the time you own your home outright, you could already have increased its value a great deal! When you're renting, you're severely restricted in the changes you can make – and you certainly don't benefit financially from them!

5. No restrictions with pets: When you're renting, you're often restricted in what pets you can have. When you own, you have complete control!
6. No restrictions on noise: Like in point #5, when you rent you have rules to follow on visitors, noise, and much more. When you own, you can make your own rules!
7. Ownership builds community: When you own, you're putting down roots in a specific area. This creates a sense of community.
8. Privacy: When you rent, your landlord can enter your home with very little notice for a variety of reasons. When you own, you have complete privacy, and complete control over who enters your house.
9. Good tax credits for first time homebuyers in Canada: While there are tax incentives when it comes to renting, Canadians are privy to a number of tax credits and savings directed towards first time homebuyers. These can really help ease the initial costs of purchasing your home!

10. Pride of home ownership: This was our first reason for home ownership, and it's also our last. At the end of the day, despite all of the financial benefits, the truth of the matter is this: you own your own home, where you have complete control over your environment.

Ready to get on the path to home ownership now? Then contact Nearly Home at nearlyhome.ca or call at (888) 748-7833.

“The Truth About Owning Your Home” (PDF)

Many Canadians dream of homeownership, but aren't able to achieve it because of a variety of factors. Perhaps:

- They have a solid job and good pay, but had credit problems in the past.
- Haven't built up enough credit history, despite being qualified for a mortgage in every other way.
- Want to own a home and start building equity, but don't have enough money for a downpayment saved.

Traditional lenders would respond to all of these issues by not approving a mortgage, but we have good news for anyone who has found themselves in these situations: With Rent-to-Own from Nearly Home, you can purchase the home of your dreams today while working to fix the issues holding you back from traditional qualification.



A Rent-to-Own plan looks like this:

- We qualify you for the program, and identify the steps you'll need to take to be approved for a mortgage. We set the Rent-to-Own period to reflect the time you'll need.
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- Now, the fun part: You work with a Realtor to purchase the home of your dreams – just like you would if you had been approved for your mortgage application in the first place!
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- Nearly Home purchases the house for you with a real estate investor. You live in your home for the agreed-upon period, making rental payments throughout. A portion of your payments go toward your eventual downpayment.
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- At the end of the term, you now qualify for a traditional mortgage, and purchase the home outright for a price that was agreed-upon at the beginning of your term!

Why is Rent-to-Own a great intermediate step between renting and owning your home? Well, because you're living in the home of your dreams already! You can:

- Make changes and improvements to your home, and increase the value while you're still renting!
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- You don't have a landlord – you're working towards owning your home outright
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- A portion of your rent is going towards your eventual downpayment, so you're constantly building equity. Even better, you'll receive financial counseling from Nearly Home to make sure you're on track for your investment goals.

So if you're tired of renting and ready to invest in the pride of home ownership, then Rent-to-Own is for you. Please visit our website at nearlyhome.ca, or call us today at (888) 748-7833 to get started.

FAQ:

How does the final purchase price for the house work? When is that set?

The final purchase price is set at the very beginning of the process. You'll always know what you're working towards, and this provides a solid foundation to making sure you're meeting your financial goals.

Who is responsible for maintenance on the home during the Rent-to-Own period, or home repairs?

The tenant is responsible for the first \$1500 worth of repairs per year. Beyond that, the tenant can opt to pay for the changes themselves, or Nearly Home can pay the bill, and the final tally will be added to the purchase price.

How do I know if I'm on track to purchase the home?

Our financial advisors and mortgage agents will



meet with you every six months to chat about your progress. We'll discuss your financial goals, and give you any guidance or recommendations needed to keep you on the path to achieving them.

Who pays for the property taxes or insurance?

The property taxes will be included in your monthly payments. Once you purchase the home, you will be responsible for them. Insurance is the tenant's responsibility.

Do I have to provide a deposit?

Yes, you will be required to pay a deposit which will be held until you take possession at the end of the term. The size of this deposit will depend on the price of the home you purchase.

What happens if I can't purchase the home at the end of my term?

Our financial advisors will be meeting with you on a semi-annual basis to make sure you're reaching your goals. If, at the end of the rental period you're still not ready to purchase your home, we can discuss extending the rental period further. If you do decide not to purchase your home, you will be refunded 10 % of your downpayment savings.