You At Thirty, the real costs.

Go to realestate.com

Find your house (your expected home in your expected location).

Exact location/address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Exact cost: $\_\_\_\_\_\_\_

All-IN Monthly Pricing: $\_\_\_\_\_\_\_\_

 \*Property Tax:
 Homeowners Insurance:

 HOA:

 Utilities:

 Closing Cost:

Now, find an amortization calculator. Enter your house costs. Assume a 5% mortgage rate and a 30 year fixed rate loan. Don’t forget that nearly every home purchase requires a 20% down payment.

Examples: <http://www.amortization-calc.com>

What would this house cost you each month? $\_\_\_\_\_

How much will you pay in \*interest over the life of the loan? $\_\_\_\_\_\_\_\_\_\_\_

What happens if you change the interest rates 7%?

Now what is the monthly payment? $\_\_\_\_\_\_\_\_\_\_

Now how much do you pay in interest over the life of the loan? $\_\_\_\_\_\_\_\_\_\_

**Speculate:**

What do you think would happen to the interest rate if you had a 15-year loan?

What do you think would happen to the interest rate if you had a variable rate mortgage?

What other potential costs could there be to buy a home?

Now goto autotrader.com

Find your car. If you cannot find it, find something comparable. You can also use another site (dealers for example).

What does it cost? $\_\_\_\_\_\_\_\_\_\_\_\_

Now go to an Auto loan calculator. What will your car cost? Assume a 4% interest rate and a 48 month term. Search “auto loan calculator” in google and use google’s own calculator. (I’ll be nice and let you not search for insurance)

*Please calculate potential costs if you plan to have transportation other than a car.*

**Speculate:**

Now look up your effective tax rate:

http://www.efile.com/tax-service/tax-calculator/tax-brackets

How much money will you actually bring home? Don’t forget to deduct 6.2% from social security and the 2.9% for medicare.

Does the state you are choosing to live in have a state income tax? What is it?

**Cable/Internet pricing in your area?**

**Netflix? Are you going to still get dvd rental?**

***(You can’t steal your parents’ password forever)***

**Explain your phone plan as well. No, you can’t ride your parents’ generosity forever.**

(Remember we haven’t figured in your \*student loans, retirement contributions, monthly donations to charity, church tithing, or child care… wait no… let’s do childcare)

**\* Childcare:**

**How many kids:**

**Full time daycare pricing in your city:**

Luckily much of this is tax deductable. See the \*