

Leasing or Buying a Home

Leasing - you do not pay to **buy** it, instead you make an initial **deposit** to cover damages when you move out and make **monthly** payments for a set period of time.

Leasing	
Benefits	Disadvantages
Flexible , easy to move from place to place	Landlord may terminate contract 
Shorter terms, such as monthly or yearly	Rent may be raised periodically 
Little responsibility for maintenance	Damages come out of your deposit
No worries about property losing value	No ownership, so you can't sell it

Buying - you pay for it up-front or over time. If you choose to pay over time, you will likely make a **down payment** and then make payments each month in the form of a **mortgage**.

Buying	
Benefits	Disadvantages
Moving or selling is mostly up to you	Selling a home can take time 
Customizations may be made to the home	Responsible for all the repairs and maintenance 
Renting your home may earn you income 	Potential to lose money when you sell the home 
Potential profit when you sell the home 	

Upfront Costs - depend on **where** you want to live and the **type** of home you want to buy

- **Down Payment** - less down payment means a higher mortgage
- **Closing Costs** - **2%-5%** of the purchase price (realtor fees, home appraisal fees, costs to transfer ownership)
- **Inspections** - \$200-\$500, make sure the house is **safe** and in good **condition**

Mortgage Pre-Approval

Usually, the biggest cost will be your mortgage payments.

People typically get pre-approved for a mortgage **first** (at a financial institution) and then find the right house.

Mortgage Pre-Approval Letter

- **Down Payment** - the bigger the down payment, typically the smaller the loan
- **Loan Term** - the period of time over which you pay the entire amount, often **15** or **30** years; the longer the term, the lower your payments may be, but the more you may pay in **interest** over time
- **Loan Interest** - the fee the lender charges to use their money; part of your monthly **payment** goes toward paying the interest; typically the better your **credit score**, the lower your interest rate may be

Everfi Financial Literacy Module

D Keegan



Everfi Financial Literacy Module :

Everfi Financial Literacy Module Book Review: Unveiling the Magic of Language

In an electronic era where connections and knowledge reign supreme, the enchanting power of language has become more apparent than ever. Its ability to stir emotions, provoke thought, and instigate transformation is really remarkable. This extraordinary book, aptly titled "**Everfi Financial Literacy Module** ," compiled by a very acclaimed author, immerses readers in a captivating exploration of the significance of language and its profound effect on our existence. Throughout this critique, we shall delve into the book's central themes, evaluate its unique writing style, and assess its overall influence on its readership.

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Table of Contents Everfi Financial Literacy Module

1. Understanding the eBook Everfi Financial Literacy Module
 - The Rise of Digital Reading Everfi Financial Literacy Module
 - Advantages of eBooks Over Traditional Books
2. Identifying Everfi Financial Literacy Module
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Everfi Financial Literacy Module
 - User-Friendly Interface
4. Exploring eBook Recommendations from Everfi Financial Literacy Module
 - Personalized Recommendations
 - Everfi Financial Literacy Module User Reviews and Ratings

- Everfi Financial Literacy Module and Bestseller Lists
- 5. Accessing Everfi Financial Literacy Module Free and Paid eBooks
 - Everfi Financial Literacy Module Public Domain eBooks
 - Everfi Financial Literacy Module eBook Subscription Services
 - Everfi Financial Literacy Module Budget-Friendly Options
- 6. Navigating Everfi Financial Literacy Module eBook Formats
 - ePub, PDF, MOBI, and More
 - Everfi Financial Literacy Module Compatibility with Devices
 - Everfi Financial Literacy Module Enhanced eBook Features
- 7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Everfi Financial Literacy Module
 - Highlighting and Note-Taking Everfi Financial Literacy Module
 - Interactive Elements Everfi Financial Literacy Module
- 8. Staying Engaged with Everfi Financial Literacy Module
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Everfi Financial Literacy Module
- 9. Balancing eBooks and Physical Books Everfi Financial Literacy Module
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Everfi Financial Literacy Module
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Everfi Financial Literacy Module
 - Setting Reading Goals Everfi Financial Literacy Module
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Everfi Financial Literacy Module
 - Fact-Checking eBook Content of Everfi Financial Literacy Module
 - Distinguishing Credible Sources

13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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