



Ready, Set, Rent!

Your step-by-step guide
to renting.



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Thank you for trusting me to support you alongside your real estate journey. I am honoured to represent you and guide you through the renting process. My goal is to ensure that you are comfortable every step of the way.

Have questions? I'm always available to help! Shoot me a text or give me a call for the quickest response.

Josee Savard
REALTOR®

"Real estate is more than a career to me.
Helping clients along their journey
- whether buying or renting -
is my true passion and pleasure."

- Josee

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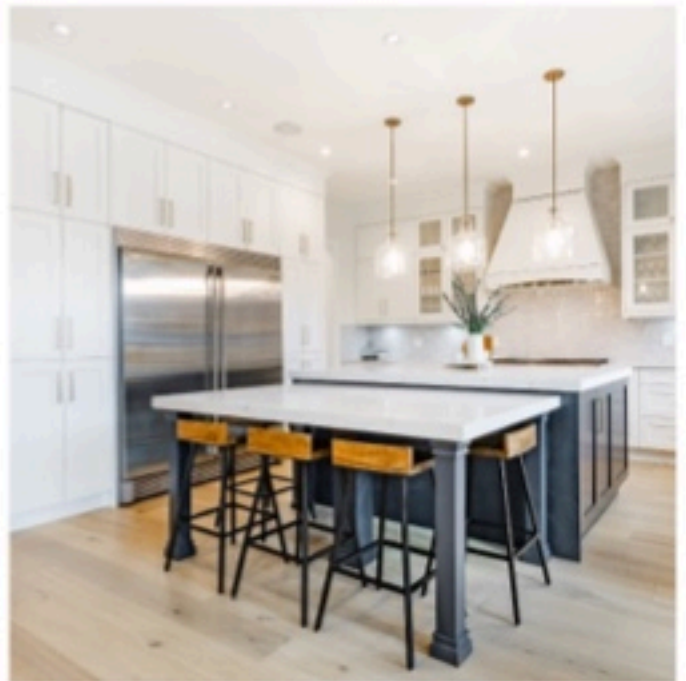


Josee really cares and takes the time to really listen and fully understand your needs. Was prompt in answering my millions of questions and never made me feel silly for asking so many. Definitely has a passion for helping others any way she can and it shows through her personality and how she goes above and beyond in her work. I would highly recommend her to anyone and will definitely be telling all my friends and family to have her work for them.

CHRISSY CAMPBELL

Josee is amazing! She is thorough, extremely reliable and really knows her stuff. It's great to have someone we can trust that has our best interest at heart. She's always in our corner. Thank you so much, Josee!

KATHRYN ABEL



The case for renting:

Not everyone should buy a house - It's true. And while I love selling homes, what I love even more is helping clients achieve clarity on the choice that's right for them. Here are a few scenarios where I encourage would-be buyers to sit tight, keep renting, and press pause on buying.



It could make sense to rent if:

- You are contemplating a major life change: career, returning to school, marriage.
- You are working on building your credit score or repairing credit history.
- You plan to live in the area for less than two years.
- You're unsure what you want in a space and location.
- You enjoy the predictability of renting (no maintenance costs, property taxes, etc).
- You are saving money for a down payment
- Flexibility is important to you.



How I can assist in landing your next lease:

- ✓ With knowledge of our local market and current trends, I almost always know a handful of “coming-to-market” properties giving you a leg up on other renters.
- ✓ Since I’ve been in the area for years and have an expansive professional network, I can often negotiate better terms with property landlords (including help with bad credit, and allowing pets).
- ✓ If you’re unfamiliar with our area or moving from out-of-town, you want to rent somewhere that meets your needs. I’m happy to share all about our area’s schools, shopping, businesses, transportation, parks, and neighbourhoods.

When is the right time to buy?

Buying your first home will be one of the biggest financial decisions of your life, but there are ample long term benefits to owning a home.

It could make sense to buy if:

- You plan to live in the area for more than two years.
- You have a consistent track record of stable employment
- You're interested in building equity and saving money with tax deductions.
- You've talked with a mortgage lender to see what you are pre-approved for.
- You have savings built up for a down payment & your credit score is strong.
- You want the flexibility to customize your home.

YEARS	RENT PAYMENT	MORTGAGE PAYMENT	MONTHLY DIFFERENCE	VALUE OF INVESTMENT	HOME EQUITY	DIFFERENCE
1	\$2000	\$2875	-\$875	\$36,965	\$31,261	-\$5,704
2	\$2060	\$2875	-\$815	\$48,793	\$57,492	+\$8,699
3	\$2122	\$2875	-\$753	\$60,453	\$84,733	+\$24,280
4	\$2185	\$2875	-\$690	\$71,915	\$113,024	+\$41,109
5	\$2251	\$2875	-\$624	\$83,146	\$142,410	+\$59,264

The chart shows a cost comparison for a renter and a homeowner over a 5 year period.

RENT PAYMENT: Annual increase of 3%

MORTGAGE PAYMENT: Purchase price \$500,000, \$25,000 down, 5% interest rate fixed for 5 yrs, 25 yr amortization

MONTHLY DIFFERENCE: Amount added to initial cash on hand investment of \$25,000 (instead of down payment when renting, now is being invested). Since rent pmt is lower than mortgage, added into the investment monthly to compensate.

VALUE OF INVESTMENT: Annual rate of return 5%

HOME EQUITY: Rate of appreciation on home of 5%

(Source: DinkyTown.net Calculator)



Pros & Cons of *Renting*

PROS

- Landlord pays for maintenance
- Flexibility to move around
- No closing costs
- No maintenance expenses
- No taxes

CONS

- You don't build equity
- Limited customization to home
- Rent increases over time
- Landlord might sell
- Restrictions (ex: pets)

Pros & Cons of *Buying*

PROS

- You build equity over time
- Home value increase
- Tax benefits
- Complete freedom to customize
- Pet flexibility

CONS

- Closing costs
- Maintenance responsibilities
- Unexpected maintenance costs
- Less flexibility to move around
- Home value can decrease

Searching Strategically

Before we hop into the rental search, I like to advise my clients to create a "Needs" list and a "Wants" list. This will help us to really focus on the things that are most important in your future rental.

Needs are the non-negotiable features; the features you simply must have in your new rental. Wants are the ones you'd like to have, but you can live without.

Needs might be things like:

- Enough square footage for your family
- Sufficient bedrooms and bathrooms
- Main floor laundry
- Close proximity to work and school
- Attached two-car garage
- Grassy yard for children or pets

Wants will look more like:

- Specific paint or exterior color
- Pool, jacuzzi, or other exterior water feature
- Fenced-in backyard
- Specific carpet, hardwood floors, or tile
- Kitchen amenities like countertops and appliances
- Walk-in shower or double bathroom vanity

Wants vs. Needs

Write down your *needs* and your *wants* in your future rental home.

WANTS

NEEDS



Landlord contact information:

Name:

Company:

Phone:

Email:

Questions to ask your landlord:

- What is due at signing?
- What is the duration of the lease? After a certain period, is there the ability to rent month-to-month?
- What is included in my rental rate? (Garbage, water, gas, electric, internet?)
- How do I pay my rent?
- What is the process for submitting a maintenance request?
- Are pets allowed?
- What is the parking situation?
- Are guests allowed to park on premise?
- When is garbage and recycling collected?

Ready to chat? I'm here to help!

It's never too early to start preparing for the home buying process. Text me or give me a call at 249-877-4045 and let's get started!

Thank you for trusting me to support you alongside your real estate journey. I am honored to represent you and guide you through the buying process. My goal is to ensure that you are comfortable every step of the way.



 joseesavardbarrierealestate

Follow along on Instagram for all things Simcoe County, homeowner hacks, and the latest in real estate.

