

Buy or Rent?

THE 5-MINUTE MATH WORKSHEET

Ventura County · Conejo Valley · Sold by Saul

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Don't decide on vibes. Run the four numbers below, then let the gut-check break the tie.

1 The One Number: Price-to-Rent Ratio

This single number tells you, fast, whether the math leans buy or rent.

A. Monthly rent you pay now (or would pay)

\$

B. Annual rent

\$

Line A x 12

C. Price of the home you'd actually buy

\$

D. YOUR RATIO *Line C ÷ Line B*

What your ratio means — check your band:

- ☐ **Under 15** Buying usually wins. Strong case to buy.
- ☐ **15 to 20** It depends on your timeline and the rate you can get.
- ☐ **Over 20** Renting is financially competitive (Ventura Co. ~26, T.O. ~30).

2 Your True Monthly Cost of Owning

Rent is one clean number. Owning is more than the mortgage — add it ALL up.

Mortgage (principal + interest)

\$

Property taxes (monthly)

\$

Insurance (monthly)

Higher in fire areas — get a real quote

\$

HOA dues (if any)

\$

Maintenance reserve

Home price x 1% ÷ 12

\$

TRUE COST TO OWN (monthly)

\$

Compare: your current / market rent

\$

Monthly difference (own – rent)

\$

3 The Gut-Check (the math is only half the call)

Check every box that's true. The more boxes, the stronger the case to BUY.

- ☐ I plan to stay put at least 3 years (ideally 7-10).
- ☐ I can cover the all-in monthly cost without losing sleep.
- ☐ I'll still have emergency reserves AFTER closing.
- ☐ My job and income are stable / not about to change.
- ☐ I want stability — schools, a yard, pets, no landlord.
- ☐ I can get a fair rate, or negotiate a seller rate buy-down.

Boxes checked:

0-2 = lean rent 3-4 = it depends 5-6 = lean buy

4 If You Rent: The Discipline Plan

Renting only wins if you invest the difference. Equity is the thing you can't touch without owning.

Amount I'll save toward a down payment — every month

\$

Where I'll keep it (separate account I won't touch)

Target buy date

MY VERDICT

☐ Buy now ☐ Buy in 1-2 yrs ☐ Rent with a plan

Notes / what would change my answer:

Want me to run YOUR real numbers?

I'll pull live rents and prices for your exact neighborhood and pressure-test this with you — free, no hype.

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