# Buying vs Renting

Money

The comparison done honestly, including the costs each side forgets.

## Buying — real costs

- Mortgage interest, not just the payment
- Maintenance: often 1% of value a year
- Insurance, service charges, ground rent
- Transaction costs, both ways
- Capital is illiquid

## Renting — real costs

- Rent, which usually rises
- No equity accrued
- Less security of tenure
- But: full mobility
- And: no maintenance liability

**THE DIFFERENCE THAT MATTERS**

**The break-even is usually a matter of years, not months. Below about five years, transaction costs often dominate.**

**General education, not financial advice. Buying is a housing decision with financial consequences, not primarily an investment.**