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Should I sell or rent?

Selling your property

Pluses

- You will have the money from any equity to use for whatever purpose you choose (relocating? downsizing? investing?)
- You are no longer connected to the property, no responsibilities regarding it

Minuses

- The property may not sell as quickly as you wish
- It may not bring the price you hope for
- There might be tax considerations

Things to consider about selling

(We can help you with this information -feel free to ask)

- How many houses have sold in my neighborhood recently?
- What was the average "days on the market?"
- How do those houses compare to mine?
- Are the prices in line with what I want/need for my house?
- How badly do I want/need to sell?
- Could I get more for my house a year (or two or three) from now than I can now?
- How "saleable" is my house-would I need to do any maintenance or remodeling to my house to get the price I want?
- Might I wish to move back into the house someday, or might I wish to move back to Payson and have to buy at higher prices then?

Renting out your property

Pluses

- You have a monthly income (the rent minus expenses)
- There are other advantages for taxes (expenses which might be deductible, depreciation)
- You still own the property, and can still sell it/refinance it/move back into it down the road

Minuses

- You still have responsibility for the property
- You will not get the property back in exactly the same shape, no matter how good the tenant

Things to consider about renting (Because we handle BOTH rentals and sales we can help you with this information also -please ask)

- How emotionally attached are you to the home (how much will it bother you if tenants don't take care of it perfectly)?
- How "rentable" is your house- would you need to do any maintenance, or remodeling to get the rent you want?
- How much rent can you expect to get?
- How easily do properties rent in your neighborhood?
- Are there any safety/liability issues you would have to correct on your house in order to rent it?