

HOLDING COSTS

What does this property cost you every month?

Fill this in before you do anything else. The number is almost always higher than people guess, because most of it never shows up as one payment.

SELLER TOOL · MONTHLY CARRYING COST

EXPENSE	AMOUNT
Mortgage principal and interest	
HOA dues	
Property taxes (annual ÷ 12)	
Insurance	
Electric and gas	
Water, sewer, trash	
Internet and cable	
Property management	
Cleaning	
Snow removal	
Landscaping and summer maintenance	
Routine maintenance	
Repair reserve (see note below)	
Short-term rental costs (supplies, fees, licensing)	
Travel and oversight	
Other	
Total monthly carrying cost	

TUCKER'S TIP

Do not skip the repair reserve line because nothing is broken today. At altitude, things break. A roof, a boiler and a deck all have a service life, and you are paying for them whether or not you write a check this month. Pick a number that fits your property rather than a rule of thumb.