

Can I Afford to Move Out?

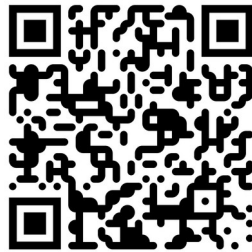
Planning tools for calculating housing costs, testing affordability, and deciding when the move is workable

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Use these worksheets with the eBook. Complete them with verified amounts whenever possible, and keep unknown costs visible until you can confirm them.

BOOK RESOURCES

<https://resources.kemetcompass.com/can-i-afford-to-move-out/>



Scan for printable downloads and current reader resources

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How to use this companion

Work through the tools in order. The early pages collect facts and estimates. The middle pages test monthly affordability, move-in cash, lease terms, and shared responsibilities. The final pages ask you to simulate the future costs before making a decision.

Use **KNOWN** when an amount comes from a current bill, written lease term, employer record, or other reliable source. Use **ESTIMATED** when the amount is supported but not final. Use **UNKNOWN** when you still need evidence. Unknown is not zero.

Educational and privacy boundary. These worksheets provide general financial and housing-planning education. They do not provide individualized financial, legal, tax, tenancy, or housing advice. Lease terms, fees, screening practices, tenant rights, and local requirements vary. Verify material information using the written lease, current official sources, the property owner or authorized manager, or an appropriate qualified professional. Do not record passwords, PINs, full Social Security numbers, complete bank or card numbers, or login credentials.

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1 Your Starting Point

Record the idea you are considering before you begin calculating. Keep this page and compare it with your final decision.

Why am I considering moving now?

What housing arrangement am I considering?

My expected monthly rent

My average monthly take home income

The amount currently saved for the move

The housing cost I understand least

My target date or decision date

2 Total Housing Cost Map

For each line, record an amount and mark the status as *KNOWN*, *ESTIMATED*, or *UNKNOWN*.

Monthly cost	Amount	Status
Base rent	\$ _____	_____
Required monthly property fees	\$ _____	_____
Parking or transportation charge	\$ _____	_____
Electricity	\$ _____	_____
Gas	\$ _____	_____
Water sewer and trash	\$ _____	_____
Internet	\$ _____	_____
Renters insurance	\$ _____	_____
Laundry	\$ _____	_____
Groceries	\$ _____	_____
Household supplies	\$ _____	_____
Other recurring housing cost	\$ _____	_____

Total estimated monthly housing and household cost

The three amounts I still need to verify

3 Verified Income Worksheet

Use recent take-home pay records. Do not count income that is unlikely to continue without identifying it.

Record	Amount
Month 1 take home income	\$ _____
Month 2 take home income	\$ _____
Month 3 take home income	\$ _____
Month 4 take home income	\$ _____
Total	\$ _____
Number of months used	_____
Average monthly take home income	\$ _____
Lowest ordinary month	\$ _____

Income included above that may not continue

My selected ordinary planning income

My lower income test amount

Why these numbers are supported by my records

The income information I still need to verify

4 Full Monthly Move Out Budget

Use your ordinary planning income and complete monthly expenses. Include real obligations that continue after the move.

Monthly item	Amount
Ordinary planning income	\$ _____
Rent	\$ _____
Required property fees	\$ _____
Utilities	\$ _____
Internet	\$ _____
Renters insurance	\$ _____
Groceries	\$ _____
Household supplies and laundry	\$ _____
Transportation	\$ _____
Phone	\$ _____
Debt payments	\$ _____
Medical or personal care	\$ _____
School family or child care obligations	\$ _____
Irregular expense reserve	\$ _____
Savings contribution	\$ _____
Other	\$ _____
Total monthly expenses	\$ _____
Ordinary monthly margin <i>Ordinary planning income - Total monthly expenses</i>	\$ _____

Lower Income Test

Test item	Amount
Lower income amount	\$ _____
Complete monthly expenses	\$ _____
Lower income result <i>Lower income amount - Complete monthly expenses</i>	\$ _____
One realistic stress expense	\$ _____
Stress month result <i>Lower income result - One realistic stress expense</i>	\$ _____

5 Move In Cash Target

Count every dollar needed before the first night. Do not count the same money twice or depend on a future refund.

Startup item	Amount
Application and screening costs	\$ _____
Holding payment if applicable	\$ _____
Security deposit	\$ _____
First rent payment	\$ _____
Prorated or other required rent	\$ _____
Utility deposits and setup	\$ _____
Internet setup and equipment	\$ _____
Moving transportation and labor	\$ _____
Packing and cleaning supplies	\$ _____
Items needed before the first night	\$ _____
Items needed during the first week	\$ _____
Starting buffer	\$ _____
Other verified startup cost	\$ _____
Total move in target	\$ _____
Cash currently available for the move	\$ _____
Difference	\$ _____
Emergency money remaining after planned payments	\$ _____

The startup amount I still need to verify

6 Lease Question Checklist

Use the written lease and verified property information. Ask before signing when a term, charge, or responsibility is unclear.

Question	Verified answer
Property address	_____
Base rent and due date	_____
Lease start and end dates	_____
Required deposits	_____
Required one time fees	_____
Required monthly fees	_____
Utilities included	_____
Utilities paid separately	_____
Parking terms	_____
Renters insurance requirement	_____
Payment method and processing rule	_____
Late payment terms	_____
Renewal terms	_____
Move out notice requirement	_____
Roommate and occupancy rules	_____
Landlord or property manager identity and authority	_____
Payment recipient and payment instructions verified independently	_____

The clause or charge I do not understand

The verified source I will ask

7 Roommate Responsibility Discussion

Discuss these items before signing. An informal agreement does not replace the lease or limit obligations imposed by the lease.

Discussion item	Written understanding
Each person's rent share	_____
Utility accounts and account holders	_____
Payment transfer dates	_____
Groceries and household supplies	_____
Guests and shared space	_____
Damage and shared purchases	_____
Income shortage plan	_____
Early departure plan	_____

What the lease may require beyond our informal shares

The risk we still need to resolve

8 Household Operating Cost Planner

Record the planned amount, then update it after the first statement or month. Use actual results to revise the budget.

Category	Planned	Actual	Difference
Electricity	\$_____	\$_____	\$_____
Gas	\$_____	\$_____	\$_____
Water sewer and trash	\$_____	\$_____	\$_____
Internet	\$_____	\$_____	\$_____
Renters insurance	\$_____	\$_____	\$_____
Groceries	\$_____	\$_____	\$_____
Meals away from home	\$_____	\$_____	\$_____
Household supplies	\$_____	\$_____	\$_____
Laundry	\$_____	\$_____	\$_____
Transportation	\$_____	\$_____	\$_____
Subscriptions	\$_____	\$_____	\$_____
Irregular expense reserve	\$_____	\$_____	\$_____
Other	\$_____	\$_____	\$_____

The category most likely to change

The first actual amount I will use to revise the budget

9 Three Month Move Out Simulation

Simulate the future housing and household costs while keeping current obligations paid. Transfer the planned amount according to your future pay schedule.

Simulation setup	Amount
Future monthly housing and household cost	\$ _____
Current contribution toward those costs	\$ _____
Monthly simulation amount	\$ _____
Amount to transfer from each ordinary paycheck	\$ _____

Month 1

Month 1 record	Result
Planning income	\$ _____
Actual take home income	\$ _____
Required simulation transfer	\$ _____
Transfer completed	\$ _____
Current obligations remained current	☐ YES ☐ NO
Amount returned to spending	\$ _____

Reason for any difference

Three Month Move Out Simulation Continued

Month 2

Month 2 record	Result
Planning income	\$ _____
Actual take home income	\$ _____
Required simulation transfer	\$ _____
Transfer completed	\$ _____
Current obligations remained current	☐ YES ☐ NO
Amount returned to spending	\$ _____

Reason for any difference

Month 3

Month 3 record	Result
Planning income	\$ _____
Actual take home income	\$ _____
Required simulation transfer	\$ _____
Transfer completed	\$ _____
Stress expense tested	\$ _____
Current obligations remained current	☐ YES ☐ NO
Amount returned to spending	\$ _____

Reason for any difference

Simulation Result

Review the three months as evidence. A correction discovered during the test is useful information, not a failed exercise.

Total accumulated during the simulation

My simulation result

[] READY [] PREPARE [] WAIT

The evidence supporting this result

The correction or next test

The date I will review the simulation again

10 Ready Prepare or Wait Decision

Bring the results together. Select the decision supported by the evidence you have, not the answer you hoped to reach before testing.

Decision evidence	Result
My ordinary planning income	\$ _____
My lower income amount	\$ _____
My complete ordinary monthly expenses	\$ _____
My ordinary monthly margin	\$ _____
My lower income result	\$ _____
My stress month result	\$ _____
My move in cash target	\$ _____
Cash available for the move	\$ _____
Emergency money remaining after the move	\$ _____
My three month simulation result	_____
Verification	Response
Important lease terms are verified	☐ YES ☐ NO
Roommate or shared-liability risk is understood if applicable	☐ YES ☐ NO ☐ N/A
Listing and payment instructions are verified	☐ YES ☐ NO

Do not select READY while a material cost, lease term, payment instruction, or affordability test remains unknown, unresolved, or failed.

My decision

☐ READY - The evidence supports the plan I tested.

☐ PREPARE - The plan may work after specific corrections.

☐ WAIT - The current plan creates more pressure or uncertainty than I will accept.

The evidence supporting my decision

If I selected PREPARE or WAIT, the first correction is

My next review date
