

Home Maintenance Budget Planner



Plan for repairs before they happen, so surprises don't become emergencies.

RULE OF THUMB

How Much Should You Set Aside?

1%

Newer or well-kept homes

EXAMPLE: \$250,000 HOME
\$2,500 per year
about \$208/mo

2%

A solid starting point for most homes

EXAMPLE: \$250,000 HOME
\$5,000 per year
about \$417/mo

3%

Older homes or homes with deferred upkeep

EXAMPLE: \$250,000 HOME
\$7,500 per year
about \$625/mo

YOUR PLAN

Know What to Save For

ITEM	TYPICAL LIFESPAN	ESTIMATED COST	YEARS LEFT	SAVE PER MONTH
Roof	20–30 years	\$		\$
Heating & cooling	10–20 years	\$		\$
Water heater	8–12 years	\$		\$
Major appliances	10–15 years	\$		\$
Exterior paint & siding	5–10 years	\$		\$
Windows & doors	20–30 years	\$		\$
Driveway & walkways	15–30 years	\$		\$
Plumbing & electrical	As needed	\$		\$
Monthly savings = Estimated cost ÷ Years left ÷ 12 Example: a \$12,000 roof with 10 years left → about \$100 a month.				

MAKE IT HAPPEN

Four Steps to a Home-Repair Fund

1

Pick your percentage

Start with 1–3% of your home's value per year. Older homes lean higher.

2

List your big-ticket items

Note each system's age and how many years it may have left.

3

Automate the savings

Set up a monthly transfer into a separate home-repair account.

4

Review every year

Update your numbers after repairs, upgrades, or a change in home value.

Plan ahead and own with confidence.

Questions about your mortgage or home financing? We're here to help.

sullivanhomeloans.com

463-271-2444

For general education only. Percentages and lifespans are common rules of thumb. Actual costs vary by home, location, materials, and condition.

