

## The Brandenburg Formula

**Nonmarital Contribution (nmc):**

Equity in the property at the time of marriage:	\$ _____
Amount of money spent after marriage, by either spouse, from traceable nonmarital funds in the reduction of mortgage principal:	+ \$ _____
Value of improvements made to the property from such nonmarital funds:	+ \$ _____

\_\_\_\_\_

Nonmarital Contribution (nmc) = \$ \_\_\_\_\_

**Marital Contribution (mc):**

Amount of money spent after marriage from other than nonmarital funds in the reduction of mortgage principal:	+ \$ _____
Value of improvements made to the property after the marriage from other than nonmarital funds:	+ \$ _____

\_\_\_\_\_

Marital Contribution (mc) : = \$ \_\_\_\_\_

**Equity (e):**

The equity in the property at the time of distribution (either at the date of the decree of dissolution or, if the property has been sold prior thereto and the proceeds may be traced, the date of the sale):

\$ \_\_\_\_\_

**Total Contribution (tc):** \_\_\_\_\_ = nmc \_\_\_\_\_ + mc \_\_\_\_\_

$\frac{nmc}{tc} \times e$  \_\_\_\_\_ = \_\_\_\_\_ nonmarital property

$\frac{mc}{tc} \times e$  \_\_\_\_\_ = \_\_\_\_\_ marital property

tc

*It is the value that improvements add to the property, not their cost, which is the proper consideration.*