

**PURCHASE
PRICE**
\$2,249,950

2-1 BUYDOWN

Temporary Rate Buydown

Lower Payments for **2** Years
Interest Paid by the Seller **\$39,648**



Year 1 Monthly Savings **\$2,183 a month**
Year 2 Monthly Savings **\$1,121 a month**

YEAR	INTEREST RATE	RATE DIFFERENCE	Total Payment	MONTHLY SAVINGS	Interest
1	3.875%	5.875%-2%	\$8,464	\$2,183	\$26,196
2	4.875%	5.875%-1%	\$9,526	\$1,121	\$13,452
3 thru 30	5.875%	0%	\$10,647	\$0	\$0

Seller Paid Interest: \$39,648

1/0 Buydown: Rate **1% lower** than the Note rate for the 1st year

2/1 Buydown: Rate **2% lower** than the Note rate for the 1st year and **1% lower** for the 2nd year

The Jumbo Temp Rate Buydown Fee can be paid by the Buyer or Seller. The Buydown Fee is the pre-paid interest. The Fee is paid at closing and held in an escrow account to be disbursed monthly during the Buydown period. If the mortgage is paid off during the Temporary Buydown Period by refinancing or selling the property, the remaining balance of the funds in the escrow account will be applied to the principal balance of the loan, reducing the payoff.



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