



ENCOMPASS LENDING GROUP

2-1 Buydown Calculator

Complete the cells in white

For Educational Purposes Only

Loan Amount	\$223,250
Rate	7.250%
Term (years)	30
Mo. Payment	\$1,522.96

Matt Brown - Sr. Mortgage Loan Officer

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Years	Effective Rate	Mo. Payment *	Mo. Subsidy	# Pmts	Yearly Subsidy
1	5.250%	\$1,232.79	\$290.16	12	\$3,481.97
2	6.250%	\$1,374.59	\$148.37	12	\$1,780.44
3-30	7.250%	\$1,522.96			

Total Subsidy:	\$5,262.40
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**Monthly Payment is only principal and interest. The calculator is being provided for educational purposes only. The rates and payments are examples only and do not reflect Encompass Lending terms & offers. The results are estimates based on your input and do not factor into eligibility requirements for specific products. Not available for all loan programs. This is not an offer of credit or commitment to lend. NMLS ID# 292897
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