

2-1 BUYDOWN

2-1 Buydown is a 30 Year Fixed Rate loan in which the first two years' interest is subsidized by seller paid points. This delivers a below market payment over the early years of the loan without sacrificing the security of a long term fixed interest rate mortgage.

- Seller Funded *
- 30 Year Fixed Rate (so no ARM adjustment risk)
- Conventional, VA, and FHA financing available on the program
- Completely predictable so you can budget for the future
- Extended Rate Cap available during construction with float down option in last 30 days before closing

Rates below are for illustrative purposes only and change daily until terms are secured.

Sample: \$264,900 sales price, FHA financing with 3.5% down payment.

Period	Payment Calculated off of What Rate? ** APR = 7.588% in this example	P&I Payment
Year 1	4.625%	\$1,337.28
Year 2	5.625%	\$1,497.29
Year 3-30	6.625%	\$1,665.46

*Seller contract must read that seller will pay the cost of the 2-1 buydown at closing to be eligible for this program.

**Not a commitment to lend. Not all borrowers will meet the requirements necessary to qualify. Rates adjust with the market daily and are subject to change until locked. Must qualify at the Note rate. APR includes PMI estimated factor of .22% Payments do not include taxes. Your payment obligation will be higher.



Stacey Hendrix-Gross

Branch Manager | NMLS 512555
C: 281.831.9878 | O: 281.207.5372
sgross@highlandsmortgage.com



Krystel Allen

REALTOR® | 747055
C: 503.887.6057
Krystle.allen3@gmail.com

