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.

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

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

*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





The information provided here is for educational purposes. When interest rates and loan program information are included, it is for illustration purposes only and not a solicitation or quote for services. This is not an advertisement or loan estimate. Current interest rates, loan programs and qualification criteria can change at any time. If you have questions or need assistance, we can be reached using the contact information above. Equal Housing Lender. Highlands Residential Mortgage, Ltd is located at 950 W. Bethany Drive Suite 800, Allen, Texas 75013. Highlands Residential Mortgage, Ltd. NMLS ID #134871, (www.nmlsconsumeraccess.org) is a Texas limited liability company registered under The Texas Department of Savings and Mortgage Lending Division of Licensing and operates with the following licenses (Not licensed in the state of New York): Texas – SML Mortgage Banker Registration #134871 https://www.sml.texas.gov/ConsumerInformation/tdsmlconsumercomplaints.html