BUYDOWN CALCULATOR

Loan amount	$950,000
Purchase Price	$1,200,000
Interest Rate (Annual)	6.500%
Loan period in years	30
PMI Rate Factor:	0.00%
Estimated Escrow Amount (Annually):	$0.00
Number of payments per year	12
Monthly Payment	$6,004.65
Total Payments	360
Buydown Type:	See All Options
Buydown Option (LLPA or Seller Concessions?):	See Both

Borrower Name	
Property Address	
Buyers Agent	
Buyers Agency	
Listing Agent	
Listing Agency	

1-0 BUY DOWN

	Buydown Rate	Note Rate Payment	Buydown Payment	Monthly Savings	# of Payments	Annual Savings / Buydown Cost
Year 1	5.500%	$6,004.65	$5,394.00	$610.65	12	$7,327.80
1-0 Buydown Total Cost						$7,327.80
Concession Required (Based on Purchase Price)						0.611%
LLPA Adjustment to Pricing					0.875%	$8,312.50

1-1 BUY DOWN

	Buydown Rate	Note Rate Payment	Buydown Payment	Monthly Savings	# of Payments	Annual Savings / Buydown Cost
Year 1	5.500%	$6,004.65	$5,394.00	$610.65	12	$7,327.80
Year 2	5.500%	$6,004.65	$5,394.00	$610.65	12	$7,327.80
1-1 Buydown Total Cost						$14,655.60
Concession Required (Based on Purchase Price)						1.221%
LLPA Adjustment to Pricing					1.500%	$14,250.00

2-1 BUY DOWN

	Buydown Rate	Note Rate Payment	Buydown Payment	Monthly Savings	# of Payments	Annual Savings / Buydown Cost
Year 1	4.500%	$6,004.65	$4,813.51	$1,191.14	12	$14,293.68
Year 2	5.500%	$6,004.65	$5,394.00	$610.65	12	$7,327.80
2-1 Buydown Total Cost						$21,621.48
Concession Required (Based on Purchase Price)						1.802%
LLPA Adjustment to Pricing					2.375%	$22,562.50

3-2-1 BUY DOWN

	Buydown Rate	Note Rate Payment	Buydown Payment	Monthly Savings	# of Payments	Annual Savings / Buydown Cost
Year 1	3.500%	$6,004.65	$4,265.92	$1,738.73	12	$20,864.76
Year 2	4.500%	$6,004.65	$4,813.51	$1,191.14	12	$14,293.68
Year 3	5.500%	$6,004.65	$5,394.00	$610.65	12	$7,327.80
3-2-1 Buydown Total Cost						$42,486.24
Concession Required (Based on Purchase Price)						3.541%
LLPA Adjustment to Pricing					4.500%	$42,750.00