



Our Buydown program lets clients pay less for a mortgage in the first two years

By using a seller's concession to close the deal, the 1 1/2-1/2 Buydown program temporarily lowers your buyer's interest rate so that their monthly mortgage payment is reduced for the first two years of the

- For new construction and existing homes
- Help your buyer ease into a new home as they build equity
- Help your buyer free up funds for all the little things that make a new house a home

Qualifications:

- 30-year fixed rate products only
- Conventional, High Balance, FHA and VA
- 3% Down Payment options available

Example Scenario

Loan Amount	300000
Rate*	7%
Term (years)	30
Payment	\$1,995.91

Years	Effective Rate	Monthly Payment	Monthly Subsidy	# of Payments	Yearly Subsidy
1	5.500%	\$1,703.37	\$292.54	12	\$3,510.48
2	6.500%	\$1,896.2	\$99.71	12	\$1,196.52
3-30	7.000%	\$1,995.91		336	
Total Seller Concession for Temporary Buydown		\$4,707			

Advertised rates and APR effective as of 10/14/22 and are subject to change without notice. Above scenario assumes a first lien position, primary residence in the state of IL and a 20% down payment amount. Subject to underwriting guidelines and applicant's credit profile. Sample payment does not include taxes, insurance or assessments. Not all applicants will be approved. The actual interest rate, APR and payment may vary based on the specific terms of the loan selected, verification of information, your credit history, the location and type of property, and other factors as determined by Lender. Contact Guaranteed Rate Affinity, LLC for more information and up-to-date rates. Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions may apply. Buydown option available from participating builders on select properties. Contact Guaranteed Rate Affinity, LLC for more information. (20220726-1531500)

Contact me today to learn more!



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