

THE DOWN PAYMENT & YOUR MORTGAGE

How does the down payment affect your mortgage? Take a look at the scenarios below to see how different your monthly payments will be with various down payments, based on a **\$400,000** purchase price with a 30-year fixed mortgage, a 6% interest rate, annual homeowner's insurance of \$1,800, annual property tax rate of 1% (\$4,000), and private mortgage insurance (PMI) rate of .75%.

Contact your REALTOR® to further discuss your options for down payment, and how it will affect your monthly mortgage payment.

\$20,000 = 5% Down Payment

\$150
Homeowners Insurance

\$333
Property Taxes

\$238 PMI

\$2,278 Principal & Interest

\$2,999
Monthly Mortgage
Payment

\$40,000 = 10% Down Payment

\$150
Homeowners Insurance

\$333
Property Taxes

\$225 PMI

\$2,158 Principal & Interest

\$2,866
Monthly Mortgage
Payment

\$80,000 = 20% Down Payment

\$150
Homeowners Insurance

\$333
Property Taxes

\$0 PMI*

\$1,919 Principal & Interest

\$2,401
Monthly Mortgage
Payment

**Private Mortgage Insurance is usually waived with a down payment of 20% or more.*

Source: Georgia REALTORS®, October 2024