



A WIN-WIN SCENARIO

Ease your way into a home with lower payments that simply step up at the end of the first and second years. With a temporary interest rate buydown, the interest rate is lower than the final rate in your contract, potentially saving thousands of dollars on payments.

Program Details

With a 1-0 Buydown, the rate drops 1% in the first year, and with a 2-1 Buydown, you'll get a 30-year fixed rate loan with an interest rate that is discounted 2% during the first year and 1% the second year, with the seller paying points to reduce the rate of the buyer. The difference you would pay for the first year or two of your mortgage would be placed in an escrow account. The escrow account can be covered by the lender, a seller, or a real estate agent in the transaction.

Advantages

- Seller may be able to sell for a higher price if they include the buydown concession.
- Seller can reduce the cost of the points from the sales price to lower their capital gains tax if required.*
- Buyer gets a lower rate and lower monthly payments without paying the upfront cost of points.
- Buyer can offer even more for the home (as long as the appraisal supports the value.)
 * Always consult a tax professional.

FIRST	SECOND	THIRD
YEAR	YEAR	YEAR+
SAVE 2%	SAVE 1%	FIXED RATE



Welcome to Arcstone Financial. *Ready to Mortgage?*

www.arcstoneinc.com | 1917 Hillhurst Avenue, #203 Los Angeles, CA 90027 | 323 665 5000

dre 01468445 | nmls 344236

Equal Opportunity Housing. ArcStone Financial Inc. is a California Corporation licensed by the Department of Real Estate, License #01468445, NMLS# 344236. Information subject to change without notice. This is not an offer for extension of credit or a commitment to lend. All rates, fees, and programs are subject to change and/or withdrawal from the lending practices without notice. Eligibility can vary based on meeting minimum credit score/tradeline, documentation, Loan to Value, and occupancy. Ask to speak with a home loan consultant for a pre-qualification/pre-approval or an approval.



TEMPORARY

for **Conforming & High Balance Loan**

- Loan Scenario

- 2-1 Buydown
- Loan Amount \$500,000 * Max. seller credit 2.5% to cover the cost (including buydown rate)
- 30 Years Fixed **Note Rate 7.000%** * Note rate quotes as of 11/07/2022, subject to market change

2	Year 1	Year 2	Year 3, 4, 5,
Interest Rate	5.000%	6.000%	7.000%
Mthly PMT	\$2,684.11	\$2,997.75	\$3,326.51
Mthly PMT Saving	\$642.40	\$328.76	/

Cindy Lee

The Collective Realty 323.657.4866 CindyLeeRealEstate22@gmail.com www.RealEstateCindyLee.com DRE 02084411

Joann Wong

Joann Wong Mortgage Group Mortgage Broker / Certified Loan Advisor 626.864.3414 TeamJoannWong@gmail.com NMLS 1537282

All rights reserved. All mortgage products are subject to credit property approval. Rates, Program terms and conditions are subject to change without notice. Additional conditions, qualifications, and restrictions may apply. This is not an offer for extension of credit or a commitment to lend.