

165 WILLOW RIDGE DRIVE · LOUISBURG, NC · \$420,000

Same \$10,000, three ways to save.

The sellers are contributing \$10,000 toward this home. Here is how each option shapes your monthly payment, now and in the years ahead.

PERMANENT BUYDOWN

\$166/mo

less, every month for 30 years

Rate **about 6.39%**

Payment **about \$2,562**

Years 1 to 30 **same low rate**

A fit if you see yourself here for the long run.

2-1 BUYDOWN

\$527/mo

less in year one

Year 1 at 5.00% **\$2,201**

Year 2 at 6.00% **\$2,458**

Year 3 on, 7.00% **\$2,728**

A fit if you want breathing room while you settle in.

PRICE REDUCTION

\$67/mo

less, every month for 30 years

Price **\$410,000**

Loan **\$400,000**

Payment at 7.00% **about \$2,661**

A fit if a smaller loan balance matters most.

Total savings over the life of the loan

Permanent buydown  **about \$59,700**

Price reduction  **about \$23,950**

2-1 buydown  **\$9,556**

The 2-1 gives you the most relief up front. The permanent buydown catches up in just under five years, then keeps saving for the rest of the loan.

Jaimee Wilder

Fathom Realty NC

(919) 675-5071

jaimeerealtor@gmail.com

jaimeewilderrealtor.com

Marketing courtesy of Raleigh Mortgage Group

Illustration only. Assumes a \$420,000 purchase, a \$410,000 loan, and a 30 year fixed note rate of 7.00%. 2-1 buydown figures from a lender buydown calculator (cost \$9,556). Permanent buydown estimated at about 2.4 points, each lowering the rate about 0.25%. Price reduction assumes the same \$10,000 down. Principal and interest only; excludes taxes, insurance, and HOA dues. Actual rates, points, and savings vary by lender and borrower. Not a commitment to lend. Equal Housing Opportunity.