



Ark-La-Tex Financial Services, LLC #2143 dba Benchmark Mortgage - 341 S. Swing Rd. Greensboro, NC 27409

Example of a 2-1 BuyDown for

Property Address: 261 Character Dr

Sales Price: \$875,000

Estimated Loan to Value for Buyer: 80%

Interest Rate before Buy Down: 6.75%

Note: Interest Rate Buydown APR 6.981% without Buy Down – interest rates, APR and fees are subject to change without notice.

Call for Details 984-370-0300

2/1 Buydown

2/1 Buydown is a temporary interest rate reduction of 2% less in Year 1 and 1% less in Year 2.
The total monthly savings are combined into an escrow account funded by seller at closing

1st yr buydown	4.750	this will calculate as 2% less than the Interest Rate
2nd yr buydown	5.750	this will calculate as 1% less than the Interest Rate

Months	12	12	
Full payment	1st year	2nd year	
\$4,540.19	\$3,651.53	\$4,085.01	
Monthly difference	(\$888.66)	(\$455.18)	
Annual savings	(\$10,663.92)	(\$5,462.16)	

Buydown Cost

(\$16,126.08)

2.304% total buydown cost (bps)



Scott Shubert
Branch Manager
NMLS#: 130722
Office: (984) 370-0300
Cell: (336) 209-4330
scott.shubert@benchmark.us

Additional Lender Credit
Available with
Benchmark Mortgage
Up to 1% of your
loan amount

Ark-La-Tex Financial Services, LLC 5160 Tennyson Pkwy STE 1000, Plano, TX 75024. NMLS ID #2143 (www.nmlsconsumeraccess.org) 972-398-7676. This advertisement is for general information purposes only. Some products may not be available in all licensed locations. Information, rates, and pricing are subject to change without prior notice at the sole discretion of Ark-La-Tex Financial Services, LLC. All loan programs subject to borrowers meeting appropriate underwriting conditions. This is not a commitment to lend. Other restrictions may apply. (<https://benchmark.us>)

