BUYDOWN CALCULATOR

Loan amount	$599,200
Purchase Price	$749,000
Interest Rate (Annual)	6.875%
Loan period in years	30
Number of payments per year	12
Monthly Payment (Principal & Interest)	$3,936.32
Total Payments	360

Property Taxes	**$513.00**
Homeowners Insurance	**$175.00**
PMI	
HOA	



2-1 BUY DOWN							
	Interest Rate	Note Rate Payment	Buydown Payment	Monthly Savings	Payment w/ Escrows	# of Payments	Annual Monthly Savings
Year 1	4.875%	$3,936.32	$3,171.02	$765.30	**$3,859.02**	12	**$9,183.60**
Year 2	5.875%	$3,936.32	$3,544.49	$391.83	**$4,232.49**	12	**$4,701.96**
Year 3+	6.875%	$3,936.32	-	-	**$4,624.32**	336	-
2/1 Buydown Cost							$13,885.56
Concession Required							1.854%

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