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	**$0.00**
HOA	**$0.00**

3-2-1 BUY DOWN

	Interest Rate	Note Rate (**7.875%**) Payment - P & I Only	Buydown Payment - P & I Only	Monthly Savings	Payment w/ Escrows	# of Payments	Annual Monthly Savings
Year 1	3.875%	$3,936.32	$2,817.66	$1,118.66	**$3,505.66**	12	**$13,423.92**
Year 2	4.875%	$3,936.32	$3,171.02	$765.30	**$3,859.02**	12	**$9,183.60**
Year 3	5.875%	$3,936.32	$3,544.49	$391.83	**$4,232.49**	12	**$4,701.96**
Year 4+	6.875%	$3,936.32	-	-	**$4,624.32**	336	-
3/2/1 Buydown Cost							$27,309.48
Concession Required							3.646%

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