# $239,900

3903 Swinton Street
Raleigh, NC 27616



TOWNE BANK MORTGAGE

COLDWELL BANKER
HOWARD PERRY AND WALSTON
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

## Property Description:

Seller is offering $4000 in closing costs! Don't miss this beautiful & immaculate home with bright open concept floorplan in popular Highland Creek SWIM,TENNIS & GYM community!! The spacious Dining area is great for

**SQ Feet:** 1,300
**Bedrooms:** 2
**Bath:** 2.50

### How a 2-1 Buy down works:

- Buydown is paid by seller (or builder)
- Home buyer's interest rate is lowered by 2% and 1% in years 1 and 2, respectively
- After three years, original interest rate continues for the life of the loan

### 2-1 Buy Down Scenario Example:

**$1,626** Estimated Payment
2-1 Buy down | **Year 1**

Loan Amount: $227,905
Principal & Interest: $1,294
Taxes: $192
Homeowner's Insurance: $100
Mortgage Insurance: $40
Monthly Savings: $300

**$1,773** Estimated Payment
2-1 Buy down | **Year 2**

Loan Amount: $227,905
Principal & Interest: $1,441
Taxes: $192
Homeowner's Insurance: $100
Mortgage Insurance: $40
Monthly Savings: $153

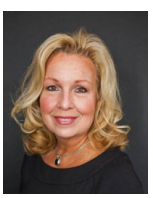
**$1,926** Estimated Payment
2-1 Buy down | **Year 3-30**

Loan Amount: $227,905
Principal & Interest: $1,594
Taxes: $192
Homeowner's Insurance: $100
Mortgage Insurance: $40
Monthly Savings: $0

1)Monthly savings based on year 1 or 2 payments versus year 3. *Scenario shown used the 2-1 temporary buy down with a conventional 30 year mortgage. Scenario assumes a sales price of $239900 with $11,995 down payment, 740+ credit score, and Annual Percentage Rate of 7.625%. Mortgage rate for this loan will be 5.5% for the first year, 6.5% for the second year, and 7.5% for the third year which will continue for the life of the loan thereafter. Rate pulled 11/16/2026, rates change daily. Certain loan programs do not allow buy downs, additional restrictions may apply. Savings will vary. Contact your loan officer for more details. Loans are subject to borrower qualifications, including income, property evaluation, and final credit approval. Payments shown are principal and interest. The actual payment obligation will be greater.

Buydown amount must be considered in seller contribution limits for FMNA, FHLMC, FHA, and VA guidelines. Borrower must qualify for final note rate.

## Contact us today to learn more.

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