



HOME LOAN CENTER

Temporary **BUYDOWNS**

- 3/2/1 Buy rate down by 3% the first year, 2% the second year, 1% the third year, and to loan rate year four through maturity
- 2/1 Buy rate down by 2% the first year, 1% the second year, and to loan rate year three through maturity
- Available on Conventional loans, VA loans and FHA loans
- Primary residences only
- Purchase transaction only
- Single family homes only
- Fixed rate mortgages only
- Seller/Builder/Lender paid only (seller pays the buydown amount up front at closing)
- If home is sold before buydown term is used, excess funds will be applied to the payoff/balance of loan

Member
FDIC
NMLS #514404

Example of a Rate Buydown:

95% Loan to Value

Loan Amount \$350,000

Term: 30yrs; 360 Monthly Payments

Rate: 7.99%* APR 8.642%

Conventional Loan

3/2/1

Year 1= 3.75% Interest rate, P&I payment \$1,620.00, annual savings \$7,800.00

Year 2= 4.75% Interest rate, P&I payment \$1,825.00, annual savings \$5,331.00

Year 3= 5.75% Interest rate, P&I payment \$2,042.00, annual savings \$2,731.00

Year 4-30= 5.75% Interest rate, P&I payment of \$2,270.00

Total savings of \$15,862.00 (This is the amount required paid at closing by the seller/builder/lender)

2/1

Year 1= 4.75% Interest rate, P&I payment \$1,825.00, annual savings \$5,331.00

Year 2= 5.75% Interest rate, P&I payment \$2,042.00, annual savings \$2,731.00

Year 3-30= 5.75% Interest rate, P&I payment of \$2,270.00

Total savings of \$8,062.00 (This is the amount required paid at closing by the seller/builder/lender)

Subject to normal underwriting conditions.

*Loan rate available as of 1/18/2023; interest rates subject to change daily.

Call us for details!

PEOPLES BANK

HOME LOAN CENTER

homeloans@peoplesbanktexas.com

www.peoplesbanktexas.com