



Purchase Price	\$650,000
Loan Amount	\$520,000
Seller Paid Buydown	\$10,000

Using the Funds to Buydown The Interest Rate

Lender Cost	Interest Rate	Buydown Cost	Monthly Payment	Difference	Monthly Savings	Breakeven Years
0.00059	6.750%	\$306.80	\$3,372.71			
0.00532	6.625%	\$2,766.40	\$3,329.62	\$43.093	\$43.093	5.35
0.00969	6.500%	\$5,038.80	\$3,286.75	\$42.863	\$85.956	4.89
0.01468	6.375%	\$7,633.60	\$3,244.12	\$42.630	\$128.587	4.95
0.02107	6.250%	\$10,956.40	\$3,201.73	\$42.394	\$170.981	5.34

Using the Funds to Lower The Purchase Price

Purchase Price	\$650,000.000	\$640,000.000
Loan Amount	\$520,000.000	\$512,000.000
Down Payment	\$130,000.000	\$128,000.000
Monthly Payment	\$3,372.71	\$3,320.82
Payment Savings		\$51.89
Down Payment Savings		\$2,000
Additional Equity		\$8,000

Paying for a Buydown Compared to Lowering The Purchase Price

<u>Interest Rate Buydown</u>	Saves \$170.98 Per Month - Lower Interest Rate
<u>First Year Cash Savings</u>	<u>\$2,051.77</u>
<u>Lowering Purchase Price</u>	Saves \$51.89 Per Month - Lower Loan Amount Saves \$2,000 at Closing From Lower Down Payment Gains \$8,000 In Equity From Lower Loan Amount
<u>First Year Cash Savings</u>	<u>\$2,622.65</u>



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