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

Interest Rate Buydown — **Saves $170.98 Per Month - Lower Interest Rate**

First Year Cash Savings — **$2,051.77**

Lowering Purchase Price — **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

First Year Cash Savings — **$2,622.65**