



2379 Pendleton Rd Mineral, VA 23117

Exclusive Incentive

A SELLER PAID 2-1 RATE BUYDOWN

A 2-1 RATE BUYDOWN CAN SAVE THE BUYER \$33,216

(A total Monthly Payment (P&I) savings over the first two years.)

A seller paid 2-1 rate buydown is when the seller agrees to give the buyer a credit to lower the interest rate for the first two years of the loan. The interest rate will be reduced by 2% in the first year and 1% in the second year. This should then be perfect timing to refinance and take advantage of future lower rates!

EXAMPLE ON A 7 YEAR-ARM:

Sales Price \$1,750,000

Down Payment 20%

Loan Amount \$1,400,000

	2-1 Buydown Rate	2-1 Buydown Monthly Payment	2-1 Buydown Yearly Savings	Fixed Rate Monthly Payment	Fixed Rate Yearly Savings
Year 1	4.875%	\$7,408	\$21,468	\$9,026	0
Year 2	5.875%	\$8,281	\$11,748	\$9,026	0
Year 3-7	6.875%/ 7.405% APR	\$9,197	0	\$9,026	0
TOTAL SAVINGS:			\$33,216		0

**Rates as of July 2, 2024 and are subject to change

This is not a mortgage loan approval or commitment to lend. Loan approval is subject to credit approval and program guidelines. Not all loan programs are available in all states for all loan amounts. Interest rates and program terms are subject to change without notice. Visit usbank.com to learn more about U.S. Bank products and services. Mortgage and Home Equity products are offered by U.S. Bank National Association. Deposit products are offered by U.S. Bank National Association. Member FDIC. © 2016 U.S. Bank. MMWR-831931



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