

"New"

Buyer's E Z Start Loan Program!



JUST RELEASED! Our new EZ Start seller buy down program can help those buyers who are still looking to get a deal. This program allows a simple seller credit that helps the buyer have a lower mortgage payment for the first 2 years of their loan. This truly ends up being a WIN-WIN situation for all parties. Check out our example below:

	List Price	Reduce Price by \$10k reduces payment only \$53/mo	EZ Start Program lowers payment by \$161/mo
Sales Price	\$150,000	\$140,000	\$150,000
Down Payment %	3.5%	3.5%	3.5%
Loan Amount	\$148,006	\$138,139.75	\$148,006
Program	30 year fixed	30 year fixed	30 year fixed
Rate / APR	5.00% / 5.625%	5.00% / 5.625%	3.00% / 3.628%
Term	30 years	30 years	30 years
Payment (P& I)	\$794.53	\$741.56	\$624.00
Monthly Savings		\$52.97	\$170.53

In this example we had the seller contribute 2 points to buy down the buyers interest rate from 5.250% to 3.250% resulting in a net savings of \$170.53 per month in Year 1. In Year 2 the buyer had a 4.250% interest rate and stayed fixed at 5.250% in Years 3-30. This is a Fixed Rate program.

The points are a tax deduction in the year the property is purchased for the buyer. Please consult your CPA for specific information.

Call me at: (815) 621-9888 for details!

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