

Save on Your New Home

The 2-1 Seller Paid Buydown Program: An affordable option!

The 2-1 Buydown Program is simple financing option that temporarily lowers the interest rate on a mortgage for the first two years before it rises to the regular permanent rate. During the first year of homeownership you'll pay an interest rate that's 2% lower than your standard rate. In the second year, your interest rate will be 1% lower than the agreed-upon rate. Once the first two years are up, you'll begin paying the permanent interest rate on your mortgage.

PRODUCTS

- **FN30** – Fannie 30 Year Fixed
- **FHA30** – FHA 30 Year Fixed

BENEFITS

- Pay less money upfront on your monthly payments
- Eases you into making monthly mortgage payments
- Saves you money during the first two years of homeownership

EXAMPLE

On a \$250,000 loan with a rate of 5%**, the monthly payment would be \$1,342. After a 2-1 buydown of \$5,232, here's what the reduction in monthly payments would look like for the first two years.

Year	Rate	Monthly Payment*
1	3%	\$1,054
2	4%	\$1,194
3	5% (Back to original rate)	\$1,342

*Monthly payment shown is principal and interest and is shown for comparison only. Payment does not include potential escrow impounds for property taxes, homeowner's insurance, mortgage insurance (if applicable), or HOA dues. APR is not shown because this is an illustrative comparison only and each applicant's profile for credit score, income, employment and location are different and influence the potential qualifying rate and associated costs and fees. Buydown cost varies by loan amount and is seller paid.

**Sample rate provided for illustration purposes only and is not intended to provide mortgage or other financial advice specific to the circumstances of any individual and should not be relied upon in that regard. Kind Lending, cannot predict where rates will be in the future. Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions may apply, contact your Kind Ambassador at Kind Lending, LLC for current rates and for more information.

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Contact me today to learn more!

