



Paitilla Assumption Comparison

44840 W PAITILLA LANE, MARICOPA, AZ 85139

HOW AN ASSUMPTION WORKS

What a buyer would take over

PURCHASE PRICE

\$375,000

Price used for every option below

SELLER'S EXISTING MORTGAGE

\$219,481

Approximate balance at 3.125%

DIFFERENCE TO COVER

\$155,519

Covered by cash, a second loan, or both

The seller's mortgage has a **3.125% interest rate**, and a qualified buyer may be able to take it over. That rate applies only to the remaining **\$219,481** balance, not to the full \$375,000 price. The remaining difference must be covered with cash, additional financing, or a combination of both.

SIDE BY SIDE

Four ways to buy this home

PURCHASE OPTION	CASH TOWARD PURCHASE	ESTIMATED MONTHLY HOUSING PAYMENT	IMPORTANT TRADEOFF
1 Assume the mortgage and pay the difference in cash	\$155,519	\$1,259.95	Most cash required; lowest estimated monthly payment
2 Assume the mortgage and add a second mortgage	\$37,537.50	\$2,095.65	Includes the assumed payment plus an interest-only second-mortgage payment
3 New 30-year conventional mortgage	\$37,500	\$2,586.12 plus PMI	One new loan; PMI is not included
4 New 30-year FHA mortgage	\$13,125	\$2,879.74	Least cash toward purchase; highest modeled monthly payment

Monthly figures include mortgage payments, escrow and HOA. Cash figures exclude closing costs. Details and disclosures are on page 2.

TERMS USED IN THIS COMPARISON

Assume a mortgage. Take over the seller's existing loan, with its current rate and remaining balance, if the loan holder approves you.

Private mortgage insurance (PMI). Insurance many lenders require on a conventional loan when the down payment is under 20%.

Escrow. The monthly amount set aside for property taxes and homeowners insurance.

Interest-only. A payment that covers interest only, so the loan balance does not go down.

How each estimate is built

1 Assume the mortgage and pay the difference in cash

Cash toward purchase price	\$155,519	Assumed mortgage, principal and interest	\$1,042.93
Assumed mortgage, 3.125%	\$219,481	Current escrow estimate	\$152.29
Scheduled payoff of the existing loan	Feb 15, 2052	HOA	\$64.73
The most cash up front, and the lowest estimated monthly payment.		Estimated monthly housing payment	\$1,259.95

2 Assume the mortgage and add a second mortgage

Total financing, 89.99% of price	\$337,462.50	TWO MORTGAGE PAYMENTS, ONE MONTHLY TOTAL	
Assumed first mortgage, 3.125%	\$219,481		
Estimated second mortgage, about 8.50%	\$117,981.50	Assumed mortgage, principal and interest	\$1,042.93
Buyer cash toward purchase price	\$37,537.50	Second mortgage, interest only	\$835.70
		Current escrow estimate	\$152.29
		HOA	\$64.73
		Estimated monthly housing payment	\$2,095.65

How the second mortgage is modeled. A 10-year interest-only program with a three-year draw window, priced for a credit score of about 740 or higher. Because the payment covers interest only, it does not reduce the second-mortgage balance. The 8.50% rate is a current illustrative estimate, not a guaranteed or necessarily fixed rate.

3 New 30-year conventional mortgage

Down payment, 10%	\$37,500
New loan at an illustrative 7.54%	\$337,500
Monthly principal and interest	\$2,369.10
Current escrow estimate	\$152.29
HOA	\$64.73
Private mortgage insurance	Not included
Estimated payment, before PMI	\$2,586.12 plus PMI

PMI is likely with 10% down. Its cost is not known yet, so the actual payment will be higher if PMI is required.

4 New 30-year FHA mortgage

Down payment, 3.5%	\$13,125
Base FHA loan at an illustrative 7.19%	\$361,875
Upfront FHA insurance, 1.75%, added to loan	\$6,332.81
Estimated total loan balance	\$368,207.81
Monthly principal and interest	\$2,496.86
Monthly FHA mortgage insurance, 0.55% a year	\$165.86
Current escrow estimate	\$152.29
HOA	\$64.73
Estimated monthly housing payment	\$2,879.74

Least cash up front, highest estimated payment. FHA mortgage insurance is charged up front and monthly.

IMPORTANT DISCLOSURES

- Cash figures represent cash toward the purchase price only. Closing costs, prepaid expenses, assumption-related charges, lender fees, and other transaction costs are not included.
- Monthly estimates use the property's current \$152.29 escrow payment and \$64.73 HOA charge. A buyer's actual taxes, homeowners insurance, escrow, HOA charges, and mortgage insurance may differ.
- The 7.54% conventional rate and 7.19% FHA rate are illustrative rate-index figures supplied on September 30, 2026, not borrower-specific quotes.
- The 8.50% second-mortgage rate and terms are illustrative lender guidance based on an approximately 740+ credit profile. Availability, rate, payment, and terms must be confirmed.
- The existing mortgage balance, payment, rate, maturity, assumption eligibility, and servicer requirements must be verified.
- These calculations are educational estimates, not a Loan Estimate, loan approval, commitment, or offer to lend.
- Buyer qualification and assumption approval are determined by the existing loan holder or servicer. Any new first or second mortgage is separately approved by its lender.
- Elpis Real Estate Boutique is a real estate brokerage, not a lender.

Interested in this home or the assumption process?
Contact Aimee at Elpis Real Estate Boutique.

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