ELPIS
REAL ESTATE BOUTIQUE



Paitilla Assumption Comparison

44840 W PAITILLA LANE, MARICOPA, AZ 85139

HOW AN ASSUMPTION WORKS

What a buyer would take over

PURCHASE PRICE
$359,900
Price used for every option below

SELLER'S EXISTING MORTGAGE
$219,481
Approximate balance at 3.125%

DIFFERENCE TO COVER
$140,419
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 $359,900 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	$140,419	$1,265.96	Most cash required; lowest estimated monthly payment
2	Assume the mortgage and add a second mortgage	$36,025.99	$2,005.41	Includes the assumed payment plus an interest-only second-mortgage payment
3	New 30-year conventional mortgage	$35,990	$2,572.31	One new loan at a higher rate, including estimated PMI
4	New 30-year FHA mortgage	$12,596.50	$2,778.53	Least cash toward purchase; highest modeled monthly payment

Monthly figures include mortgage payments, estimated escrow, and estimated mortgage insurance where it applies. 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.

THE DETAILS

How each estimate is built

1 Assume the mortgage and pay the difference in cash

Cash toward purchase price	$140,419
Assumed mortgage, 3.125%	$219,481
Scheduled payoff of the existing loan	Feb 15, 2052

The most cash up front, and the lowest estimated monthly payment.

Assumed mortgage, principal and interest	$1,042.93
Estimated escrow	$223.03
Estimated monthly housing payment	**$1,265.96**

2 Assume the mortgage and add a second mortgage

Total financing, 89.99% of price	$323,874.01
Assumed first mortgage, 3.125%	$219,481
Estimated second mortgage, about 8.50%	$104,393.01
Buyer cash toward purchase price	**$36,025.99**

TWO MORTGAGE PAYMENTS, ONE MONTHLY TOTAL



Assumed mortgage, principal and interest	$1,042.93
Second mortgage, interest only	$739.45
Estimated escrow	$223.03
Estimated monthly housing payment	**$2,005.41**

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%	$35,990
New loan at an illustrative 7.54%	$323,910
Monthly principal and interest	$2,273.70
Estimated PMI, 0.28% a year of the loan amount	$75.58
Estimated escrow	$223.03
Estimated monthly housing payment	**$2,572.31**

With 10% down, the estimate includes private mortgage insurance (PMI), which is usually removable once you build enough equity.

4 New 30-year FHA mortgage

Down payment, 3.5%	$12,596.50
Base FHA loan at an illustrative 7.19%	$347,303.50
Upfront FHA insurance, 1.75%, added to loan	$6,077.81
Estimated total loan balance	**$353,381.31**
Monthly principal and interest	$2,396.32
Monthly FHA mortgage insurance, 0.55% a year	$159.18
Estimated escrow	$223.03
Estimated monthly housing payment	**$2,778.53**

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.
- Estimated escrow of $223.03 a month uses 2026 property taxes of $1,776.40 a year and an estimated $75 a month for homeowners insurance. HOA dues are not included in these estimates. A buyer's actual figures may differ.
- Mortgage insurance estimates use illustrative factors of 0.28% a year for conventional PMI and 0.55% a year for FHA mortgage insurance. Actual mortgage insurance depends on the lender, credit profile, and down payment.
- 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 us at Elpis Real Estate Boutique.

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