

# Chose Your Own Adventure

The seller is offering a \$15,000 seller's credit to the buyer. The options below are based on the purchase price of \$775,000, with the buyer putting 20% down, the loan amount of \$620,000, with an APR of 7.39% and a 30 year term.

## Option 1: Purchase Price Reduction

- Buydown the purchase price with a seller credit of \$15k.
- The approximate total monthly savings will be \$82 a month.

## Option 2: Permanent Interest Rate Buydown

- Permanently buydown the interest rate for the life of the loan with a seller credit of \$15k.
- The approximate total monthly savings will be \$260 a month.
- This option is best for buyers who believe there will NOT be a refinance opportunity in the future and want to ensure that their interest rate will stay the same for the life of the loan.

## Option 3: Temporary Interest Rate Buydown

- Temporarily buydown the interest rate by 2% the first year and 1% the second year, with a seller credit of \$15k.
- The approximate total monthly savings for the first year will be \$805 a month, and \$412 monthly savings during the second year.
- This option is best for buyers who believe there will be a refinance opportunity in the next two years and want the maximum savings during that time.



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If you have any questions during anytime during this process, please reach out to us!

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Our 2-1 buydown feature is offered for 30-year fixed rate products through Fannie Mae, Freddie Mac, FHA, and VA programs on a primary residence. The buydown funds must be paid by the seller and cannot be borrower paid. Additional restrictions may apply. Sample rate provided for illustration purposes only. Ark-La-Tex Financial Services, LLC d/b/a Benchmark Mortgage 5160 Tennyson Pkwy STE 1000, Plano, TX 75024. NMLS ID #2143 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)) 972-398-7676. This advertisement is for general information purposes only. Some products may not be available in all licensed locations. Information, rates, and pricing are subject to change without prior notice at the sole discretion of Ark-La-Tex Financial Services, LLC. All loan programs subject to borrowers meeting appropriate underwriting conditions. This is not a commitment to lend. Other restrictions may apply. (<https://benchmark.us>)