

# JK Monarch - Rosemary's Glade Lot 4

## \$949,950

## 2/1 BUYDOWN AND UP TO 1% BUYER ADVANTAGE CREDIT

1st Security Bank's 2/1 Buydown Program allows you to reduce your initial monthly payments by calculating an interest rate that is 2% lower in the first year, and 1% lower in the second year. The buydown funds would be paid by the seller.

**What if the loan is paid off or refinanced within two years?** Any amount left in the buydown account will be refunded through a principal reduction **or cash back at loan payoff.**

**How does the program work?** Assume you purchase the home for \$949,950 with 20.0% down and the rate is 6.5% on a 30 year fixed mortgage. The payment schedule on \$759,960 with a 2/1 Buydown would be:

	Calculated Rate	P & I Payment	Monthly Savings
Year 1	4.5%	\$3,850.61	\$952.86
Year 2	5.5%	\$4,314.97	\$488.49
Year 3 +	6.5%	\$4,803.46	-
<b>Total Savings over the first two years: \$17,296.24</b>			



SCAN OR CALL CHARLES TO GET STARTED!



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## 1ST SECURITY BANK

 Home Lending **Making Home Happen**

 EQUAL HOUSING LENDER - MEMBER FDIC