

**SELLER PAID 3%, PLUS 1/0 BUYDOWN SPECIAL
COMBINED TO HAVE A START RATE IN THE 4'S!**

Rate & 1/0 buydown combo example:

\$475,000 Price

FHA rate low to mid 6'S / P&I payment - \$3100

Combine the seller paid costs of 3% & CMG 1/0 buydown will result in a first year payment of \$2498, about \$700 a month savings for the first 12 payments!

\$475,000 Price

5% down payment / Conventional rate mid to upper 6's
P&I payment \$2925

Combine with seller paid costs of 3% & CMG 1/0 buydown will result in a first year payment of \$2420, about \$500 a month savings for the first 12 payments!

Fyi, we can also use a portion of the 3% seller paid closing costs to buy out the mortgage insurance on a conventional loan! Average cost of 1 to 1.25% for a borrower with a good credit score.