

# Seller Paid Buydown

A seller-paid interest rate buydown can attract buyers to a listing and can make a huge impact on a buyer's monthly payment. Our 2-1 and 1-1 buydown feature provides a new incentive to buyers by reducing their interest rate for the first two years of your loan.

## How the 2-1 & 1-1 buydown feature works:

- The seller contributes an upfront fee, which lowers the buyer's interest rate by up to two percentage points in the first year of home ownership and one percentage point in the second year.
- The 2-1 or 1-1 buydown helps buyers allocate funds toward transforming a new house instead of into their monthly payment.

Here is an example of different loan sizes with a rate 2-1 buydown in rate. The rate is locked at 7% for years 3-30, the first-year interest rate with the buydown is 5.00%, and the second-year interest rate with the buydown is 6.00%.

2-1 Buydown					
Loan Amount	\$350,000	\$400,000	\$450,000	\$500,000	\$550,000
First-Year Monthly Savings	\$449.68	\$513.92	\$578.16	\$624.40	\$706.64
Second-Year Monthly Savings	\$230.13	\$263.01	\$295.88	\$328.76	\$361.63
Total Cost to Seller	\$8,157.72	\$9,323.16	\$10,488.48	\$11,653.92	\$12,819.24

1-1 Buydown					
Loan Amount	\$350,000	\$400,000	\$450,000	\$500,000	\$550,000
First & Second Years of Monthly Savings	\$230.13	\$263.01	\$295.88	\$328.76	\$361.63
Total Cost to Seller	\$5,523.12	\$6,312.24	\$7,101.12	\$7,890.24	\$8,679.12



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>)