

# BUYER SAVINGS!

## 4.25%

### Interest Rate\*

- Pay Less Every Month for 2 Years!
- Keep Any Remaining Credits if You Refinance!
- Refinance at Any Time to Keep a Lower Rate!\*\*

**8169 Ranch Rd 2338**

**Georgetown, TX 7633**

**Sales Price: \$1,594,000**

#### \*MORTGAGE INFORMATION

Loan Type Jumbo Conventional (VA/FHA Avail.)

Loan Term 30 Year Fixed

Purchase Price \$1,594,000

Down Payment - 20%  
(can be adjusted) \$318,800

Interest Rate 6.25%

Annual Percentage Rate (APR) 6.259%

Estimated Monthly Taxes & Insurance \$2,460

Estimated Monthly Payment\* \$10,410

\*Rates subject to market changes. Final interest rate based on your specific application.

**THIS OFFER AVAILABLE WITH  
OUR PREFERRED LENDER**



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**SELLER INCENTIVE TO BUY DOWN YOUR  
INTEREST RATE AND SAVE YOU MONEY!**

#### HOW DOES A TEMPORARY BUYDOWN WORK?

A temporary interest rate buydown allows the seller and/or buyer to prepay some of the interest on a fixed-rate mortgage in exchange for a discounted interest for the first one to three years of the mortgage. After which the interest rate reverts to the full note rate for the remainder of the loan. A temporary buydown can be used on Conventional, FHA, VA, USDA, and Jumbo Loans.

#### 2-1 BUYDOWN EXAMPLE\*

Payment Schedule	Buydown Rate	Monthly Payment	Monthly Savings
Buydown Year 1	4.25%	\$8,812	\$1,598
Buydown Year 2	5.25%	\$9,590	\$820
Remaining Term	6.25%	\$10,410	\$0

**\*\*Seller incentive of \$20,000 based on 20% down payment which saves you this amount over 2 years. Total buydown costs is \$28,850. Or if interest rates improve, refinance to continue your monthly savings/keep lower rate.**



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\*The comparison above is presented as an estimate of possible mortgage scenarios. This is not a loan commitment, nor is it a guarantee of any kind. Interest Rate, Annual Percentage Rate (APR), and terms are subject to loan underwriting approval. All loans are subject to minimum FICO score and maximum loan-to-value ratio based on product. Estimated total payment includes estimated principal & interest, taxes, and hazard insurance. Additional fees may apply. Ask your loan officer for details. Copyright 2024 C2 Financial Corp NMLS#135622, 10509 Vista Sorrento Pkwy #400 San Diego, CA 92121 - 858.312.4900. All rights reserved. This is not an offer to enter into an agreement. Not all customers will qualify. Information, rates, and programs are subject to change without notice. All products are subject to credit and property approval. Other restrictions and limitations may apply. For a conventional loan, the seller or buyer can pay for the buydown. For VA, FHA, USDA and Jumbo loans, only the seller can pay for the buydown.