

**UNLOCK  
LIFE**

# Homewise Homes Mortgage Financing Incentives

**25 FLOWER GARLAND RD | SANTA FE, NM, 87508**  
**MARKET HOME PRICE: \$685,000**



## **OPTION 1** Lower Your Rate for the Life of the Loan

(Discounted Homewise Portfolio Rate)

- Fixed interest rate reduced from market
- Lower monthly payment every month, long-term
- Removes barriers to qualifying and affordability
- Ideal for buyers who want long-term predictability

### Example:

Market Rate: 6.875%

Monthly P&I: \$4,591 | APR: 7.117%

Discounted Portfolio Rate: 5.875%

Monthly P&I: \$4,134 | APR: 6.103%

**MONTHLY SAVINGS: \$457**

OR

## **OPTION 2** Ease in with a Temporary 2-1Buy-Down

(Lower payments when expenses are highest - at the beginning)

- Payments start significantly lower and step up gradually
- Full payment is known upfront, no surprises
- Buyer qualifies at the full payment from day one
- Ideal for buyers transitioning from renting to owning

### Example:

YEAR	RATE	MONTHLY P&I	MONTHLY SAVINGS
1	4.875%	\$3,698	<b>\$893</b>
2	5.875%	\$4,134	<b>\$457</b>
3	6.875%	\$4,591	<b>\$0</b>



## CONTACT TODAY!

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\*Disclaimers: This rate assumes you are purchasing a Homewise home as your primary residence. Annual percentage rate (APR) is the true yearly cost of your loan including any fees or costs in addition to the actual interest you pay to the lender. Example: A \$548,000 loan amount with a 30-year term at an APR of 6.103% with a down payment of 2%, and a second mortgage of \$150,860 with an APR of 6.075%. Estimated monthly payments do not include amounts for taxes and insurance premiums and the actual payment obligation may be higher. Borrower must meet loan eligibility and credit qualifications. Contact Homewise for details.