



3.25 % Financing is Here!

This is a "Great Start Loan" at 3.25% for the first two years. The rate will adjust 2%, after the first 24 months, and remain fixed for the remaining 28 years.

It's that simple. No catch. No gotcha! You know exactly what your rate and payment will be for the entire 30-year term of the mortgage.

This program is available to qualified buyers under the following conditions:

- Minimum credit score of 700
- Maximum loan amount of \$417,000
- Single Family Residence and Duplex-style homes only
- Owner Occupied purchases only
- Buyer cannot own other real estate at time of loan closing
- Minimum down payment of 15% - note: in lieu of traditional Private Mortgage Insurance, the lender will self-insure the loan, from 80.01-85.00 loan-to-value, for an additional .50% added to the start rate. This add-on can be reduced (by .50%) when the loan balance reaches 80% of current appraised value
- Current rate is 3.25% with 20% down payment
- 4-year prepayment penalty; waived if the home is sold; not waived if refinanced

If you are looking to maximize your affordability, and need the lowest rate possible, this program might be right for you!

Please call for further details: **480-699-4075**

Rates and terms subject to change without notice.

APR = 5.072%, based on a \$200,000 purchase, \$160,000 loan and 1% origination fee

