



WWW.GMCCLOAN.COM
 INFO@GMCCLOAN.COM
 DRE 01509029 NMLS# 254895



GMCC BUY DOWN PROGRAM

A WAY TO REDUCE INTEREST RATES

**Lower mortgage payment
for the first two or three year
with a temporary buy down.**

**NATIONWIDE -
THE DIRECT LENDER FOR ALL YOUR
MORTGAGE NEEDS WITH 100+ RESOURCES**

**Temporary Buy down - Great option for new
construction and resale home purchase on
primary residences.**

Available programs:

- ✓ Conventional Conforming, VA and FHA
 - ✓ Jumbo Loan
 - ✓ Alternate Doc

Please reach out to GMCC for further detail and information!

Email: INFO@GMCCLOAN.COM



All programs are subject to change without notice. Additional condition may apply. All loans are subject to underwriting approval and credit review, this does not represent credit approval call a GMCC loan officer for other programs: purchase, refinance, cash out, rental cash out, jumbo cash out...

INTEREST RATES AND ANNUAL PERCENTAGE RATES (APRS) ARE BASED ON CURRENT MARKET RATES, ARE FOR INFORMATIONAL PURPOSES ONLY, ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY BE SUBJECT TO PRICING ADD-ONS RELATED TO PROPERTY TYPE, LOAN AMOUNT, LOAN-TO-VALUE, CREDIT SCORE AND OTHER VARIABLES—CALL FOR DETAILS. THIS IS NOT A CREDIT DECISION OR A COMMITMENT TO LEND. DEPENDING ON LOAN GUIDELINES, MORTGAGE INSURANCE MAY BE REQUIRED. IF MORTGAGE INSURANCE IS REQUIRED, THE MORTGAGE INSURANCE PREMIUM COULD INCREASE THE APR AND THE MONTHLY MORTGAGE PAYMENT. ADDITIONAL LOAN PROGRAMS MAY BE AVAILABLE. APR REFLECTS THE EFFECTIVE COST OF YOUR LOAN ON A YEARLY BASIS, TAKING INTO ACCOUNT SUCH ITEMS AS INTEREST, MOST CLOSING COSTS, DISCOUNT POINTS (ALSO REFERRED TO AS "POINTS") AND LOAN-ORIGINATION FEES. ONE POINT IS 1% OF THE MORTGAGE AMOUNT (E.G., \$1,000 ON A \$100,000 LOAN). YOUR MONTHLY PAYMENT IS NOT BASED ON APR, BUT INSTEAD ON THE INTEREST RATE ON YOUR NOTE. ADJUSTABLE-RATE MORTGAGE (ARM) RATES ASSUME NO INCREASE IN THE FINANCIAL INDEX AFTER THE INITIAL FIXED PERIOD. ARM RATES AND MONTHLY PAYMENTS ARE SUBJECT TO INCREASE AFTER THE FIXED PERIOD: ARMS ASSUME 30-YEAR TERM.



**EXAMPLE OF A 3-2-1
BUY DOWN LOAN AMOUNT
\$500,000 60%LTV NOTE
RATE 5.625% APR 5.75%**

Rates as of 12/13/22 and subject to change without advance notice.
All loans are subject to underwriting approval, restrictions may apply.
This does not represent any credit decision.

	Temporary Buy Down 3-2-1			
	Year 1	Year 2	Year 3	Years 4
Interest Rate	2.625%	3.625%	4.625%	5.625%
Number Of Payment	12	12	12	324
Monthly P&I Payment	\$2,008.25	\$2,280.26	\$2,570.70	\$2,878.28
Monthly Saving	\$870.03	\$598.02	\$307.58	\$0.00
Total buy down fee for this loan is \$21,307.67				

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