

# WELCOME HOME!

Let Cornerstone and your builder help get you into a new home



## SAVE ON MORTGAGE PAYMENTS WITH A 2/1 BUYDOWN!

- Your builder covers the cost to buy down your mortgage rate.\*
- You enjoy a rate that's lower than your standard rate for the first two years of your loan (reduced by 2% in year one and 1% in year two).
- Your rate adjusts to your standard rate on year three, and it stays fixed for the life of your loan.

<b>\$ 899,000 SALES PRICE WITH 2-YEAR BUYDOWN</b>			
	<b>Year 1</b>	<b>Year 2</b>	<b>Years 3-30</b>
Loan Amount	\$719,200	\$719,200	\$719,200
Interest Rate	4.875%	5.875%	6.875%
APR**	4.960%	5.960%	6.960%
Monthly Payment***	\$3,806	\$4,254	\$4,725
Monthly Savings	\$918	\$470	N/A
Cost Of Buydown	\$11,022	\$5,643	N/A

Financing scenario is based on a 30-year fixed-rate loan with a 20% down payment, owner-occupied purchase type, and a minimum 740 FICO® credit score. Rates listed are effective as of 11/11/22, are for illustrative purposes only, and are subject to change without notice. Valid only with Conventional loans.

## SPECIAL CLOSING COST CREDIT WITH CORNERSTONE\*\*

Get back 1% of the loan amount to apply towards closing costs when you choose Cornerstone to finance your home from your builder!

## WHY YOU'LL LOVE THIS BUYDOWN OFFER:

- Reduce your upfront costs because your builder will cover the buydown fee and you get a closing cost credit with Cornerstone.\*\*
- Know your long-term rate in advance unlike with an adjustable-rate mortgage.
- Save more money for other goals or expenses during the first two years of homeownership.

## CONTACT OUR TEAM TO GET STARTED



**PETROS A. CHRISTOPHILIS**

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Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB. Cornerstone Capital Bank, SSB. Member FDIC. NMLS ID# 2258.

Not a commitment to lend. Borrower must meet qualification criteria.

\*Cost of the buydown will be covered by a participating builder. \*\*Offers are subject to change without notice, may not be combined with other incentives, and will not exceed the amount of total closing costs including buydown. \*\*\* Monthly payment is for principal and interest only. Your actual payment with taxes and insurance will be higher. Loan to purchase a home from a participating builder must close with Cornerstone Home Lending to qualify for buydown and closing cost credit offers. Credit will be applied at closing. Additional requirements and restrictions apply; speak with Team Petros of Cornerstone Home Lending for full details. Closing must occur by 12/31/2022.

