

Let Us Help EASE THE PRESSURE of RISING RATES



parkside
BUILDERS



2-1 BUYDOWN PROGRAM*

When you finance your new home with Silverton Mortgage, you have the option to reduce your interest rate by two percentage points for the first year and then one percentage point for the second year. This effectively brings down the payment as if the interest rate were reduced.

This option can be a great replacement for paying closing costs on FHA, VA, or USDA,[§] as a lower rate may be more desirable. The builder will fund the full incentive at closing, so you have no ongoing management.

LET'S BREAK IT DOWN:

Qualified buyers can lock in their fixed rate with a Silverton Mortgage Loan Originator.



YEAR 1

You, the builder, pay to temporarily lower the buyer's mortgage interest rate by 2%.



YEAR 2

You, the builder, pay to temporarily lower the buyer's mortgage interest rate by 1%, making their payment higher than the previous year.



YEAR 3

The full interest rate is in effect for the remainder of the loan term.

HERE'S AN EXAMPLE OF HOW THE BUYDOWN COULD WORK!**

ESTIMATED MONTHLY PAYMENT	INTEREST RATE	APR	FHA 30-YEAR FIXED
Year 1	4.375%	7.174%	\$1,416.80
Year 2	5.375%	7.174%	\$1,589.00
Years 3-30	6.375%	7.174%	\$1,770.32

These rates are for illustrative purposes only and may not reflect current market rates.

Still have questions? Contact a Silverton Mortgage loan originator today. Relax. We've Got This.



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Mortgage Loan Originator

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[§]Silverton Mortgage is authorized to originate FHA, VA, and USDA loans, but it is not an agent of, or affiliated with, the U.S. Government.

ALL LOANS ARE SUBJECT TO CREDIT APPROVAL.

*Promotion available for purchase contracts signed on or after 06/16/2025 for loans that close on or before 08/15/2025. Buydown offer may not be available with all loan programs.

****Example of FHA 96.5% LTV (3.5% Down Payment) 2-1 Buydown Loan Program** with \$289,000 sales price, \$283,765 loan amount, \$10,115 cash down payment 30-year fixed-rate loan with 2.262 points approximately, \$1,770.32 monthly payments. First-year monthly payment \$1,416.80 rate 4.375%, **7.174% APR**. Second Year monthly payment \$1,589.00 with an interest rate of 5.375% and **7.174% APR**. Monthly payments do not include required mortgage insurance, taxes, insurance premiums or other applicable escrows. Actual payment amount will be higher. Example includes \$1,495 origination fee, **7.174% APR** and 6.375% interest rate for years 3-30 of the loan as of 06/16/2025 and a credit score of 780. Rates, fees, other charges and terms are subject to change. Available loan programs and terms will vary by state. Product requires a seller contribution of \$6,418.08 to pay for the cost of the 2/1 Buydown.

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