

# HILL STREET TERRACES

## PAYMENT SCENARIOS

Hill Street Terraces are located in a *USDA Loan eligible location!*  
USDA Loans allow for

# \$0 DOWN PAYMENT

**and reduced overall monthly payment!**  
(Subject to qualifying per USDA guidelines)

|                                        | USDA 30 YR FIXED | FHA 30 YR FIXED | CONVENTIOANL 30 YR FIXED |
|----------------------------------------|------------------|-----------------|--------------------------|
| Purchase Price                         | \$775,000        | \$775,000       | \$775,000                |
| Down Payment                           | 0% (\$0)         | 3.5% (\$27,125) | 10% (\$77,500)           |
| Total Loan Amount                      | \$782,828        | \$760,962       | \$697,500                |
| Interest Rate                          | 6.25%            | 6.375%          | 6.75%                    |
| Annual Percentage Rate (APR)           | 6.751%           | 7.168%          | 7.04%                    |
| Principal & interest Payment           | \$4,820          | \$4,747         | \$4,523                  |
| Estimated Property Tax                 | \$739            | \$739           | \$739                    |
| Estimated Home Owners Insurance        | \$125            | \$125           | \$125                    |
| Monthly Mortgage Insurance             | \$224            | \$465           | \$151                    |
| Monthly HOA Dues                       | \$215 (TBD)      | \$215 (TBD)     | \$215 (TBD)              |
| <b>Estimated Total Monthly Payment</b> | <b>\$6,123</b>   | <b>\$6,291</b>  | <b>\$5,753</b>           |

Examples based on a primary residence with 760 FICO. Your rate and payment could be higher. Rates and fees are subject to change without notice. Other terms and restrictions may apply. This is not a commitment to lend. Approval is contingent upon meeting qualification criteria, including income verification, property eligibility, and credit history.



**Mike Lowe**

**Loan Officer**

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