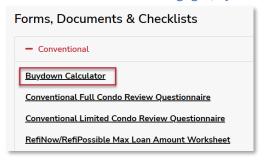
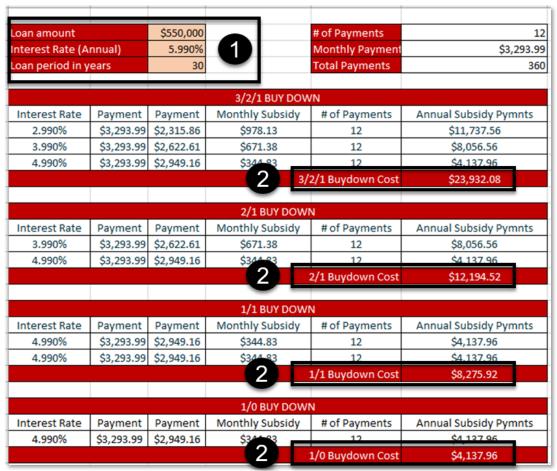
Location of Buydown Calculator

TOOLS - Nations Direct Mortgage (myndm.com)



Instructions to Complete

- 1. Enter Loan Amount, Interest Rate, and Loan Term (in years)
- 2. Review the Buydown Cost to determine the minimum Seller Credit required. This is different depending on the Buydown Option chosen (See next page for additional information on Buydown Options)



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Buydown Options

3-2-1

- Buyer pays lower payments on the loan for the first 3 years
- The payment will increase annually based on a 1% interest rate increase
- The payment as indicated on the Note will apply in the 4th year of the mortgage loan

2-1

- Buyer pays lower payments on the loan for the first 2 years
- The payment will increase annually based on a 1% interest rate increase
- The payment as indicated on the Note will apply in the 3rd year of the mortgage loan

1-1

- Buyer pays lower payments on the loan for the first 2 years
- The payment as indicated on the Note will apply in the 3rd year of the mortgage loan

1-0

- Buyer pays a lower payment on the loan for the first year
- The payment as indicated on the Note will apply in the 2nd year of the mortgage loan

Selling Tips

- Buydown must be Seller Paid only
- Available on Conventional Loans only (Fannie Mae, Freddie Mac, HomeReady, and HomePossible)
- Note Rate is used to calculate interest for the term of the loan, the lower interest rate is solely used for calculating the payment
- Loan is qualified using the Note Rate
- Seller credit must not exceed Interested Party Contributions for loan program chosen (refer to program matrix for applicable IPC's)

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