

LOW MONTHLY PAYMENTS AT GRANDE RESERVE



Purchase a Grande Reserve home by 6/30/18 and receive a low monthly payment for years 1 and 2 with seller paid temporary payment buydown.



CONVENTIONAL LOAN	YRS 3-30	YEAR 2	YEAR 1
Interest Rate	4.125	3.125	2.125
Principal/interest	\$1,264.94	\$1,118.06	\$981.11
Homeowners Insurance	\$100.00	\$100.00	\$100.00
Private Mortgage Insurance	\$89.18	\$89.18	\$89.18
Real Estate Taxes	\$841.18	\$841.18	\$841.18
HOA	\$90.92	\$90.92	\$90.92
Total Mo Payment	\$2,386.22	\$2,239.34	\$2,102.39
Monthly "Savings"	0	\$146.88	\$283.83

FHA LOAN	YRS 3-30	YEAR 2	YEAR 1
Interest Rate	4.500	3.500	2.500
Principal/interest	\$1,442.78	\$1,278.65	\$1,125.10
Homeowners Insurance	\$100.00	\$100.00	\$100.00
Private Mortgage Insurance	\$196.64	\$196.64	\$196.64
Real Estate Taxes	\$841.18	\$841.18	\$841.18
HOA	\$90.92	\$90.92	\$90.92
Total Mo Payment	\$2,671.52	\$2,507.39	\$2,353.84
Monthly "Savings"	0	\$164.13	\$317.68

Visit today to price out your new home!

Grande Reserve | 2691 McLellan Boulevard, Yorkville, IL 60560 | 630.237.3168

Buy-down offer requires participation in the Affiliate Incentive Program which includes financing through Pulte Mortgage LLC, and is available for new contracts accepted by Pulte Homes. Offer is subject to change or withdrawal at any time without notice. Buyers participating in the Affiliate Incentive Program will receive a credit at closing in an amount that is up to 3% of the purchase price of the home for the payment of approved closing costs and prepaids, including cost of the temporary buy down. Based on these examples, any buyer including buyer not participating in the affiliate Incentive program will receive at closing a credit up to 3% of the purchase price of the home, which credit may be used at closing for up to 12 months of HOA dues, approved closing costs and prepaids. The settlement agent must provide payment directly to the homeowner association. Any unused amount of either of these credits is the property of the seller and may not be applied to the purchase price. Total of credits not to exceed 6%. Example one is based on a conventional 30-year fixed rate mortgage with a 10% down payment and a seller paid 2/1 buy down. Payment amount includes principal, interest, estimated taxes and hazard insurance. HOA dues are paid separately from the monthly mortgage payment. Sales price of \$290,000 loan amount of \$261,000. Borrower payment bought down year 1 to \$2,102.39 based on a rate of 2.125%, year 2 to \$2,239.34 based on a rate of 3.125% and years 3-30 payments of \$2,386.22 based on a rate of 4.125%/4.426 Annual percentage rate effective 1/5/18. Example 2 is based on an FHA 30-year fixed rate mortgage with 3.5% down payment, includes upfront mortgage insurance of 1.75% and seller paid 2/1 buydown. Sales price of \$290,000, loan amount of \$284,747. Borrower payment bought down year 1 to \$2,353.84 based on a rate of 2.5%, year 2 to \$2,507.39 based on a rate of 3.5% and years 3-30 the payments would be \$2,671.52 based on a rate of 4.5%/5.602 Annual percentage rate effective 1/22/18. All loans are subject to underwriting and loan qualifications of the lender. Rates, terms, and conditions are subject to change without notice. Pulte Mortgage LLC is an Equal Opportunity Lender. NMLS Entity Identifier #1791, Pulte Mortgage LLC 7390 S Iola St Englewood, CO 80112. "Illinois Residential Mortgage Licensee" www.pultemortgage.com (www.nmlsconsumeraccess.org). Some conditions, limitations and restrictions apply. The photographs and renderings depict models containing features or designs that may not be available on all homes or that may be available for an additional cost. Community Association fees required. Pulte Homes® is a trademark of PulteGroup, Inc. and/or its affiliates. © 2018 Pulte Home Company, LLC. All rights reserved. 1.12.18

