

RARE FINANCING OPPORTUNITY — QUALIFIED BUYERS ONLY

Assume a 2.625% Interest Rate

Lock in a rate that's nearly half of today's market — and keep it for the life of the loan.

2.625%

ASSUMABLE INTEREST RATE

2.625%

THIS LOAN



~6.5%*

TODAY'S RATE

Assuming this loan instead of financing at today's rates saves an estimated **\$894+ per month** in interest — over **\$10,728 every year** on a comparable balance.

*Rates vary by lender, down payment, and borrower

\$505,777*

OUTSTANDING PRINCIPAL

~\$209,000

APPROX. DOWN PAYMENT

April 2051

LOAN MATURITY DATE

30–45 Days

CLOSING TIMELINE

MONTHLY
PAYMENT

\$2,910.18

\$1,191.98

PRINCIPAL

\$1,109.00

INTEREST

\$609.20

ESCROW (TAX +
INS.)

\$350/qtr

HOA (SEPARATE)

Who Can Assume This Loan?

VA loans are assumable by any qualified buyer — you do not need to be a veteran. Buyers must meet the lender's credit and income requirements, similar to obtaining a new mortgage.

Bridge the Down Payment

The ~\$209,000 down payment represents the difference between the sales price and the existing loan balance. Buyers may explore a HELOC (2nd mortgage) to help bridge the gap at closing.

Seller-Facilitated Process

The seller has partnered with **Assumption Solutions**, a specialist 3rd-party vendor, to streamline the assumption process. See Page 2 for full fee details and next steps.

MONTHLY PAYMENT BREAKDOWN

TOTAL MONTHLY PAYMENT

\$2,910.18

HOA dues of \$350/quarter are separate and not included in the mortgage payment.

\$1,191.98

PRINCIPAL

\$1,109.00

INTEREST

\$609.20

ESCROW

LOAN DETAILS

Assumable Interest Rate	2.625%
Outstanding Principal	\$505,777.68*
Approx. Down Payment	~\$209,000.32
Loan Maturity Date	April 1, 2051
HOA Dues	\$350 / quarter

💡 A HELOC (2nd mortgage) may be used to help bridge the gap between the buyer's available cash and the required down payment.

ESTIMATED COSTS TO CLOSE

- **VA Funding Fee — 0.5% of loan balance**
Paid to Dept. of Veterans Affairs. Example: \$505K loan = approx. **\$2,529**
- **Assumption Processing Fee** — Est. \$500–\$1,000
- **Title & Escrow Fee**
- **Credit Report Fee**
- **Recording Fees**
- **Prorated taxes & reserve accounts** for taxes and insurance
- **Buyer brings to closing:** Difference between sales price and current mortgage balance

ASSUMPTION PROCESS & TIMELINE

- 1 **Loan Qualification** — Buyer must meet the lender's credit and income requirements, similar to obtaining a new mortgage.
- 2 **Submit Application** — Seller has engaged Assumption Solutions (3rd-party specialist) to facilitate the process.
- 3 **Processing & Approval** — The assumption process is typically lengthier than standard approvals: **30–45 day closing timeline.**
- 4 **Close & Fund** — Buyer brings the difference between the sales price and the current mortgage balance to closing.

FACILITATED BY

Assumption Solutions

Mortgage Loan Assumption Specialists
assumptionsolutions.com

\$100

UPFRONT
FEE

\$950

PER
SIDE

\$1,800

DUE AT
CLOSE

SELLER'S PREFERRED VENDOR