UNITED
MORTGAGE CORP

2-1 BUY DOWN LOAN PROGRAM

You can buy a home with **a lower interest rate for the first 2 years!***

Learn more about our 2-1 Buy Down Program

This program means that your mortgage interest rate starts at 2% below the actual rate for the first 12 months, and 1% below the actual rate for the next 12 months.

BENEFITS

- After 2 year buy down this is a fixed rate for the remainder of the loan term
- All VA, USDA, Conventional & FHA purchases are eligible
- 1st & 2nd year payments are lower due to the reduced interest rate

Buying a home begins here.

EQUAL HOUSING OPPORTUNITY

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This is not a credit decision or a commitment to lend. Rates and programs subject to change without notice and may not be available at commitment or closing. Subject to approval. *Other Stipulations May Apply. Under this program, the interest rate in the first year is 2% less than the locked in interest rate and in year 2, the interest rate is 1% less than the locked in interest rate. After the second year, the interest rate adjusts to the locked in interest rate which is a higher interest rate and will increase your monthly payment. United Mortgage Corp., NMLS ID# 1330, 401 Broadhollow Road, Suite 150, Melville, NY 11747, 800-462-4862. United Mortgage Corp. is not affiliated with the U.S. government, HUD, FHA, VA, or any other government agencies. 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Illinois Residential Mortgage Licensee; Indiana Department of Financial Institutions, Mortgage Lending License #11046 dba UMC Mortgage Company; Office of the State Bank Commissioner, Kansas Mortgage Company License MC.0001328; Kentucky Department of Financial Institutions, Mortgage Company License MC379370 dba UMC Mortgage Company; Louisiana Office of Financial Institutions, Residential Mortgage Lending License; Massachusetts Division of Banks, Mortgage Lender/Mortgage Broker Licenses MC#1330; Maryland Office of the Commissioner of Financial Regulation, Mortgage Lender License #19616; Maine Bureau of Consumer Credit Protection, Supervised Lender License SLM9952; Michigan Department of Insurance and Financial Services, 1st Mortgage Broker/Lender/Servicer Registrant, License #FR0019241; 2nd Mortgage Broker/Lender/Servicer Registrant License #SR0024619 dba UMC Mortgage Company; Department of Commerce, Residential Mortgage Originator License MN-MO-1330 / Other Trade Name #1 MN-MO-1330.1 dba United Faith Mortgage, Residential Mortgage Servicer License MN-MS-1330 / Other Trade Name #1 MN-MS-1330.1 dba United Faith Mortgage; Missouri Division of Finance, Company License 18-2286-S (Servicer) dba UMC Mortgage Company; Licensed by the MS Department of Banking and Consumer Finance, Mortgage Lender License 1330; Montana Division of Banking and Financial Institutions, Mortgage Lender/Broker/Servicer Licenses 1330; North Carolina Commissioner of Banks, Mortgage Lender License L-124405; Nebraska Department of Banking and Finance, Mortgage Banker License; New Hampshire Banking Department, Licensed Mortgage Banker, License #11422-MB; Licensed Mortgage Banker-NYS Dept. of Financial Services. LMBC 108983/ Exempt Mortgage Loan Servicer Registration License S000255 / Reverse Mortgage (HECM) Lending; Licensed by the N.J. 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FAQS

What loan types are allowed for a temporary buy down?

- Conventional Agency Fixed Rate (including super conforming/high balance)
- Portfolio Fixed Rate
- FHA Fixed Rate
- VA Fixed Rate
- Home Ready / Home Possible

What are the qualifications for a temporary buy down?

- Must qualify at the actual interest rate, not the temporarily reduced interest rate
- Cost of buy down must be paid by the seller or builder
- Must meet all other agency guidelines

What property types are allowed with a temporary buy down?

- onventional Agency:
  - 1 – 4 Unit Primary Residence
  - 1 Unit Second Home
  - 1 – 4 Unit Investment
- Home Ready / Home Possible:
  - 1 – 2 Unit Primary Residence
- FHA / VA:
  - 1 Unit Primary Residence

You have questions, and we have answers.

- Expert homebuying advice
- Easy online pre-approvals
- Minimal down payment programs
- Veteran programs
- First-time homebuyer programs

You can buy a home.

We can help.