



Angel Oak

HOME LOANS



RIVERSIDE
HOMEBUILDERS

Angel Oak 2-1 Buydown!

What is it? A 30-year fixed rate loan where the first two years of interest is subsidized by seller paid contributions.

What is the benefit? Borrowers receive a below market payment through the early years of the loan. This does not affect their 30-year interest rate delivering the security of a fixed interest rate through the life of the loan.



Highlights:

- 30-year fixed interest rate – not an adjustable rate mortgage (ARM)
- Available on Conventional, VA, FHA, and USDA financing
- Seller funded
- Extended rate cap available for new construction with float down option within last 30 days prior to close

Period	Interest Rate	APR	Principal & Interest Payment*
Year 1	4.875%	7.02%	\$1,813.28
Year 2	5.875%	7.02%	\$2,026.84
Year 3 - 30	6.875%	7.02%	\$2,250.90

Here is an example based on a **\$342,640** loan amount. \$428,300 sales price with 20% down payment on a conventional loan

*Payment example does not include taxes, insurance, and/or mortgage insurance, if applicable. Payment obligation will be higher.



Contact Us

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The 2-1 buydown must be reflected in the sales contract's additional terms stating seller will pay the cost. A Buydown Agreement must be signed by the borrower, seller, and lender. The subsidized payment is part of an escrow account. Rates change daily. 6.875% rate shown above is an example and subject to change. Not available on all loan programs and cannot be combined with other offers or credits. No cash value. Offer applies to all available homes and expires 12/31/22.



The information contained herein is for informational purposes only and is not a commitment to lend. The programs, rates, terms, and conditions are subject to change at any time without prior notice. Not all borrowers will meet the requirements necessary to qualify. All loans are subject to credit and property approval. Other restrictions and limitations may apply. Angel Oak Home Loans LLC NMLS# 685842, For licensing information, go to: (www.nmlsconsumeraccess.org). Licensed in AL, AZ #0927070, AR, Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act, CO, CT, DE, DC, FL, GA #32379, ID, IL, IN, IA, KS, KY, LA, ME, MD, MI, MN, MS, MO, MT, ND dba AOHL LLC, NV, NH, Licensed by the N.J. Department of Banking and Insurance, NM, NC, OH, OK, OR, PA, Rhode Island Licensed Lender, SC, SD, TN, TX, UT, VT, VA, WA dba AOHL LLC, WI. 4500 W. Eldorado Pkwy, Ste 1300, McKinney, TX 75070 HL_B207_0822