

# 6 TOWER COURT, FARMINGDALE, NJ 07727 | \$1,199,900



4 BEDROOMS



4 BATHROOMS



2 CAR GARAGES



POOL



2,913 SQFT

## WHAT IS A 2-1 BUYDOWN?

A 2-1 Buydown helps make your mortgage more affordable in the first two years.

### HOW IT WORKS

**Year 1:** Interest rate is 2% lower

**Year 2:** Interest rate is 1% lower

**Year 3+:** Returns to your original locked rate

## 2-1 SELLER- PAID BUYDOWN EXAMPLE

\$800,000 Loan Amount | APR 6.25%

YEAR	EFFECTIVE RATE	MONTHLY PAYMENT	# OF PAYMENTS	YEARLY SAVINGS
YEAR 1	4.25%	\$3,935.52	12	\$11,882.64
YEAR 2	5.25%	\$ 4,417.63	12	\$6,097.32

**2 YEAR TOTAL SAVINGS: \$17,979.96**



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**PETRA CEPHAS**  
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