

PATCH PLACE

# MERRY MORTGAGE BUYDOWN

For homes that close on or before 12/31

**YOUR MORTGAGE INTEREST RATE JUST MADE THE NICE LIST!**



**TOWERHOMES**



**BAY MORTGAGE  
CORPORATION**

The new home you've been dreaming about just got more affordable. Tower Homes and Bay Mortgage Corp. are covering the cost of a 2-1 mortgage rate buydown so you can save hundreds every month. Enjoy settling into your new Patch Place home with lower monthly payments – it's on us!

## 2-1 BUYDOWN **EXAMPLE** Estimated savings vary on property plan. Average \$500 savings per month.

Home Purchase Price: \$553,875    Down Payment: 10%    Loan Amount: \$498,487    Loan Term: 30 Years							
	MARKET RATE	YOUR RATE	RATE REDUCTION	MARKET MONTHLY PAYMENT	YOUR MONTHLY PAYMENT	MONTHLY SAVINGS	ANNUAL SAVINGS
YEAR 1	6.125%	4.125%	2%	\$3,029	\$2,416	\$613	\$7,356
YEAR 2	6.125%	5.125%	1%	\$3,029	\$2,714	\$315	\$3,780
YEAR 3	6.125%	6.125%		\$3,029	\$3,029		

\*Cost of example buydown is \$11,131. Buydown cost may be collected from Seller, Builder, or Premium Priced. Borrower must contribute towards RMI as stated within agency guidelines. Buydown cost may not exceed IPC as stated within guidelines. Offer valid only for applications received by Bay Mortgage Corporation that identifies a Tower Homes property for sale along with a fully executed sales contract in the state of Alabama to qualify. Actual credit will be reflected as a lender credit toward closing costs with a maximum contribution of \$5,000. Valid on most Bay Mortgage Corporation products including Conventional, FHA, and VA loan products. Excludes down payment assistance programs and other Bay Mortgage Corporation Incentives. This offer is valid for applications received between 10/21/2025 to 12/31/2025 at the following Bay Mortgage Corporation office location: 75449 Assunta Court, Fairhope, Alabama 36532. This offer is not a commitment to lend. All loans subject to underwriter approval and applicable program guidelines. Payment subject to maximum allowable lender credit and minimum contribution requirements under applicable loan requirements. Some loans require a minimum cash investment by the borrower, which may limit the amount of any lender credits or payments by Bay Mortgage Corporation under the offer, please consult your tax advisor regarding any tax implications. Bay Mortgage Corporation is not affiliated with Tower Homes. Bay Mortgage Corporation; Equal Housing Opportunity; Company NMLS #206821 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)).

Tower Homes reserves the right to modify or withdraw any advertised incentives, promotions, or offers at any time without prior notice. All incentives are subject to change based on availability, financing, or other factors at the discretion of Tower Homes.



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