

## The Jumbo Rate Crusher

The Jumbo Rate Crusher allows for a 5% or 10% down payment and a second mortgage of 10% or more of the sales price. The objective is for the first mortgage to be within Fannie Mae's maximum loan limit of \$417,000 and obtain the lower Fannie Mae interest rate instead of the higher rate charged on Jumbo loans.

Mortgage Insurance is eliminated because you have an 80% first mortgage. The money you would have been paying for mortgage insurance is redirected towards principal and interest. And, due to the faster loan amortization of the 15-year second mortgage, your combined loan balance will be reduced faster when compared to the one-loan method. If you prefer a slightly lower month payment, the second mortgage can be based on a 30 year payout.

### One-Loan Method

### Jumbo Rate Crusher

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Call for current rates, customized calculations to fit your needs, and to discuss any other questions you may have.

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