

# THE DOWN PAYMENT & YOUR MORTGAGE

How does the down payment affect your mortgage? Take a look at the scenarios below to see how different your monthly payments will be with various down payments, based on a \$400,000 purchase price with a 30-year fixed mortgage, a 6% interest rate, annual homeowner's insurance of \$1,800, annual property tax rate of 1% (\$4,000), and private mortgage insurance (PMI) rate of .75%.

Contact your REALTOR® to further discuss your options for down payment, and how it will affect your monthly mortgage payment.

**\$20,000**  
= 5% Down Payment

\$150  
Homeowners Insurance

\$333  
Property Taxes

\$238 PMI

\$2,278 Principal & Interest

**\$2,999**  
Monthly Mortgage  
Payment

**\$40,000**  
= 10% Down Payment

\$150  
Homeowners Insurance

\$333  
Property Taxes

\$225 PMI

\$2,158 Principal & Interest

**\$2,866**  
Monthly Mortgage  
Payment

**\$80,000**  
= 20% Down Payment

\$150  
Homeowners Insurance

\$333  
Property Taxes

\$0 PMI\*

\$1,919 Principal & Interest

**\$2,401**  
Monthly Mortgage  
Payment

*\*Private Mortgage Insurance is usually waived with a down payment of 20% or more.*

Source: Georgia REALTORS®, October 2024