

12315 Heritage Hills, Charlotte, NC 28269

Single Family Residence

Ask me about FNB's Homeownership Plus Program which offers \$5,000 towards closing costs. An additional \$15,000 is also available to reduce down payment and closing costs and doesn't need to be repaid provided certain conditions are met.*

Financing Notes	SPLP PLUS Fixed Rate	SPLP ARM 7/6 ARM
Sales Price	\$389,000	\$389,000
% Down	2.70%	2.70%
First Loan	\$378,500	\$378,500
Term	30 Years	30 Years
Rate/APR*	6.625%/6.737%	6.375%/6.757%
2nd Loan	\$15,000	\$15,000
Term	5 Years	5 Years
Rate/APR*	0.000%/0.000%	0.000%/0.000%

CASH TO CLOSE		
Down Payment	\$10,500	\$10,500
Closing Costs	\$4,765	\$4,765
Prepays/Impounds	\$4,874	\$4,835
2nd Loan and Grant	-\$20,000	-\$20,000
Total \$ Required	\$139	\$100

HOUSING EXPENSE		
First Loan P & I	\$2,424	\$2,361
Taxes, Ins & MI	\$506	\$506
2nd Loan	\$0	\$0
Total Monthly Pmt	\$2,930	\$2,867

*APR = Annual Percentage Rate

Years	Rate	Payment
1-7	6.375%	\$2,361
7½	7.375%	\$2,614
8	8.375%	\$2,877
8½	9.375%	\$3,148
9	10.375%	\$3,427
9½-30	11.375%	\$3,712

SOFR plus 2.750% margin. 1% 1st adjustment, 1% periodic & 5% lifetime CAP's.

Fully indexed rate is 7.057% with a payment of \$2,533.

Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.



Katy Sozzi
Mortgage Banking Specialist
NMLS ID #145185

- 704-578-1711
- <https://www.fnb-online.com/mortgage/sozzik>
- Sozzik@fnb-corp.com



First National Bank

First National Bank

6201 Fairview Road Suite 100
Charlotte NC 28210



Rates effective 08/20/25. FNB NMLS #766529 Tax and Insurance amounts listed are based on averages, the actual amounts may be higher. Closing costs assumptions: your credit score is 760 or greater, this property is your primary residence. THIS IS NOT A LOAN ESTIMATE. Your actual rate, payment, and costs could be higher. The monthly payment amounts shown include mortgage insurance, if required. Get an official Loan Estimate before choosing a loan. Speak with your Mortgage Loan Officer for further details. This is not an offer of credit or a commitment to lend. All loans are subject to credit and property approval. Rates, closing costs and fees are subject to change without notice.

