

Loan details for 5/6mo SOFR adjustable-rate mortgage (ARM)

Calculations are based on loan amount of \$250,000 with an initial interest rate of 5.875% with an APR of 6.896% based on 360 payments.

Number of payments	Estimated interest rate	Estimated monthly payments
60	5.875%	\$1,478.84
299	7.375%	\$1,697.64
1	7.375%	\$1,700.06

Adjustable-rate details

Current index rate	4.340%
Margin	3.000%
Rate adjustment frequency	Semi-annual
First adjusted interest rate cap	2.000%
Subsequent adjusted interest rate cap	1.000%
Lifetime rate cap	5.000%
Closing Costs	\$3,513.10

The APR may increase after consummation. The monthly payment may increase when the interest rate on the adjustable-rate mortgage is reset. After the initial fixed rate period, your interest rate can increase every six months according to the market index. Current index rate as of August 11, 2025. The new interest rate is determined by adding the current index plus margin rounded to the nearest 0.125. Any change may have a significant impact on your monthly payment.