



MESA AZ DOWN PAYMENT BREAKDOWN GUIDE

WHAT YOU ACTUALLY NEED TO BUY
BETWEEN \$350K AND \$500K



UNDERSTANDING YOUR DOWN PAYMENT OPTIONS

VA LOAN

0 PERCENT DOWN FOR ELIGIBLE VETERANS AND ACTIVE DUTY SERVICE MEMBERS

FHA LOAN

3.5 PERCENT DOWN. POPULAR WITH FIRST TIME BUYERS IN MESA

CONVENTIONAL LOAN

3 PERCENT TO 20 PERCENT DOWN OPTIONS SHOWN IN THIS GUIDE

DOWN PAYMENT IS SEPARATE FROM CLOSING COSTS. ALWAYS CONSULT A LICENSED LENDER FOR EXACT FIGURES.



DOWN PAYMENT BREAKDOWN

PURCHASE PRICE	VA	FHA 3.5%	CONVENTIONAL 3%	CONVENTIONAL 5%	CONVENTIONAL 10%	CONVENTIONAL 20%
\$350,000	\$0	\$12,250	\$10,500	\$17,500	\$35,000	\$70,000
\$375,000	\$0	\$13,125	\$11,250	\$18,750	\$37,500	\$75,000
\$400,000	\$0	\$14,000	\$12,000	\$20,000	\$40,000	\$80,000
\$425,000	\$0	\$14,875	\$12,750	\$21,250	\$42,500	\$85,000



DOWN PAYMENT BREAKDOWN

PURCHASE PRICE	VA	FHA 3.5%	CONVENTIONAL 3%	CONVENTIONAL 5%	CONVENTIONAL 10%	CONVENTIONAL 20%
\$450,000	\$0	\$15,750	\$13,500	\$22,500	\$45,000	\$90,000
\$475,000	\$0	\$16,625	\$14,250	\$23,750	\$47,500	\$95,000
\$500,000	\$0	\$17,500	\$15,000	\$25,000	\$50,000	\$100,000

COMMON PRICE POINTS IN GILBERT, QUEEN CREEK AND MESA.



WHAT THIS MEANS FOR MESA, GILBERT AND QUEEN CREEK BUYERS

- MANY VA BUYERS PURCHASE WITH ZERO DOWN
- FHA BUYERS UNDER \$450K TYPICALLY BRING \$14K TO \$16K DOWN
- CONVENTIONAL BUYERS CAN CHOOSE FLEXIBILITY BASED ON COMFORT LEVEL
- BUILDER INCENTIVES MAY HELP OFFSET CLOSING COSTS
- SELLER CONCESSIONS ARE STILL NEGOTIABLE IN PARTS OF THE EAST VALLEY

WANT A PERSONALIZED BREAKDOWN BASED ON YOUR BUDGET?
TEXT OR EMAIL ME FOR A CUSTOM SCENARIO.
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