



BUYER INFORMATION GUIDE

An *Assumable* Loan Opportunity

3322 S 2410 W · SYRACUSE, UTAH 84075

5.625%

ASSUMABLE FHA INTEREST RATE

\$784,000

LIST PRICE

≈ \$606,300

ASSUMABLE BALANCE*

≈ \$177,700

DIFFERENCE TO COVER**

WHAT IT MEANS

Step into the sellers' existing loan

This home comes with an assumable FHA mortgage. Instead of taking out a brand-new loan at today's rates, a qualified buyer can take over the sellers' existing loan — keeping its **5.625% interest rate**, remaining balance, and remaining term.

Keep the 5.625% rate

The rate stays the same for the life of the remaining loan.

Lower assumption fees

FHA caps the servicer's assumption fee at \$1,800.

Appraisal typically not required

Per the servicer, assumptions usually skip the appraisal.

Primary residence

FHA assumptions are for buyers who will live in the home.

* Balance is approximate as of October 2026 and decreases with each monthly payment.

** The difference between the purchase price and the loan balance is paid by the buyer at closing — with cash, or a combination of cash and secondary financing where the servicer and your lender allow it. The existing FHA mortgage insurance stays with the loan.

How to find out if you're approved to assume

01 PLAN FOR THE DIFFERENCE

Confirm you can cover roughly \$177,700 (price minus loan balance) plus closing costs. If you'd like to use a second loan for part of it, talk with your lender early.

02 SUBMIT THE ASSUMPTION REQUEST

Apply online at newrez.com/assumptions. Choose a standard assumption and have the following ready:

CURRENT BORROWER

Contact listing agent

PROPERTY ADDRESS

3322 S 2410 W, Syracuse, UT 84075

LOAN NUMBER

Contact listing agent

For the current borrower name and loan number, contact Brooke Skinner at **801-550-0632** or brookeskinner@kw.com. You will also need your name, email, and phone number as the person assuming the loan.

03 NEWREZ REVIEWS YOUR QUALIFICATIONS

The servicer reviews credit, debt-to-income, employment, and assets — the same way a typical purchase loan is evaluated. Once eligible, a licensed loan officer guides you through to closing.

04 WRITE YOUR OFFER

Work with your agent to write an offer that's contingent on assumption approval, with a closing date that allows for the assumption timeline.

05 APPROVAL & CLOSING

Standard assumptions typically take **60–90 days**. Expect the FHA assumption fee (max \$1,800) plus usual closing costs such as title, escrow, and credit report.

LOAN SERVICER

Newrez Assumptions Team

assumptions@newrez.com

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newrez.com/assumptions

LISTING AGENT



Brooke Skinner, REALTOR®

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