



## 1125 April Waters Drive - Montgomery, TX 77356

3 Bedrooms, 2 Full & 1 Half Baths  
MLS: 74453972

Welcome to the 24/7 manned, gated community of April Sound. Where you can play a round of golf or go fishing off the marina, and end the day with a refreshment at the country club. April Sound also offers many amenities for the family; tennis courts, gym, pools, dining in the country club. This Beautiful House was Custom Built by RAO Custom Homes.



**Nikki DaSilva**

Lic.#: 0672031

Coldwell Banker United,

(985) 773-4428 direct

nikki.dasilva@cbunited.com

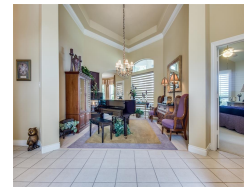
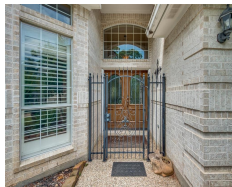


**Purchase Price: \$325,000**

Annual Taxes \$6,908

Annual Insurance (Estimated): \$2,600

HOA Association Fee (Quarterly): \$211



**For informational purposes only:** Coldwell Banker United, is not a mortgage lender. Guaranteed Rate Affinity is not licensed to sell real estate. **Contact Guaranteed Rate Affinity directly for questions regarding mortgage products and your eligibility.**

**Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.**

### Housing Payment Information

Payment Details	Conforming		
	30 Year Fixed	30 Year Fixed	30 Year Fixed
Down Payment	20.00 %	10.00 %	5.00 %
Loan Amount	\$260,000	\$292,500	\$308,750
Interest Rate	3.750%	3.750%	3.750%
APR	3.801%	3.995%	4.153%
Points	0.000	0.000	0.000
<b>Principal &amp; Interest</b>	<b>\$1,204.10</b>	<b>\$1,354.61</b>	<b>\$1,429.87</b>
Taxes / Ins. / HOA	\$862.67	\$862.67	\$862.67
Mtg. Insurance (MI)	\$0	\$99.94	\$151.80
<b>Total Est Monthly Pmt.*</b>	<b>\$2,067</b>	<b>\$2,317</b>	<b>\$2,444</b>

For more information, please contact:



**Gary Warstler**

NMLS ID 228800

18784 Highway 105 West

Montgomery, TX 77356

(713) 904-6415 office

(713) 387-9873 mobile

gary.warstler@grarate.com



**Flyer Generated on: 1/1/2020.** Payments are estimates. Actual Payments may be greater. APR= Annual Percentage Rate. **\*Terms of Monthly Repayment: Conforming 30 Year Fixed:** 360 payments of \$1,204.10 at 3.750% (3.801% APR) **Conforming 30 Year Fixed:** (with MI) 79 payments of \$1,454.55 at 3.750% and 281 payments of \$1,354.61 at 3.750% (3.995% APR) **Conforming 30 Year Fixed:** (with MI) 102 payments of \$1,581.67 at 3.750% and 258 payments of \$1,429.87 at 3.750% (4.153% APR) **Rates as of: 12/27/2019**



Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan. Advertised monthly payment is for illustrative purposes only and assumes above sales price and borrower qualification. Rates above reflect 30 day pricing. Rates, terms and availability of loan programs are subject to change without notice. Rate and APR will vary based on factors such as points, loan amount, loan-to-value, borrower's credit, property type and occupancy. Minimum credit score required. Not a commitment to lend. For informational

purpose only; not intended as legal, tax or financial advice. Monthly payment includes estimated principal, interest, taxes, insurance and estimated mortgage insurance premium, when applicable, only. Loan programs are subject to underwriting guidelines which are subject to change without notice, which limit 3rd party contributions, and occupancy status in home. Licensed in TX: Licensed Mortgage Banker - TX Department of Savings & Mortgage Lending

©2020 Houston Realtors Information Service, Inc. - Certain information contained herein is derived from information which is the licensed property of, and copyrighted by, Houston Realtors Information Service, Inc.