

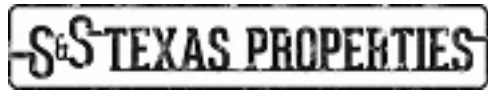
S&S Texas Properties, LLC  
1319 FM 1960 W, Suite 160  
Houston TX 77090  
Office 832-857-7789 Fax 832-422-4116

## **Owner Finance Terms: 18323 N Willow Bluff, Katy 77449**

- ⤴ Property Sold at \$199,900 if using owner financing
- ⤴ \$39,980 down payment (20%) plus below title fees
- ⤴ Property free and clear, not a wrap. Client will get a hard deed.
- ⤴ Roll standard closing cost into the note
- ⤴ Lender does not charge an origination fee but does require RMLO.
- ⤴ Loan originated by a licensed #NMLS officer Texas Pride Lending. \$250 application and \$750 RMLO.
- ⤴ Can close much faster than traditional financing.
- ⤴ 9.9% Interest Rate
- ⤴ Twenty-Five- or Thirty-Year Note
- ⤴ Taxes, Insurance and HOA will be escrowed
- ⤴ Buyer Will Have Online Access to See Escrow
- ⤴ Buyer to pre-pay for 1 year of insurance
- ⤴ Buyer to pay for title policy and escrow 3 months of taxes
- ⤴ Buyer agrees To Use Augusta REI/ Mills Escrow
- ⤴ Property is Sold "As Is"
- ⤴ ITIN Welcome!
- ⤴ 1k Non-Refundable Earnest Money on Executed Contract. Buyer agrees to complete the owner finance documents packet within 24 hours after an executed contract is received.
- ⤴ **P & I at 9.9% Rate, 30 yr= \$1,391.61**
- ⤴ **Taxes: \$304.59 (Based on Est. 2018 Homestead), Insurance: TBA, and HOA (\$495 Ann or \$41.25)**
- ⤴ **Estimated Monthly Payment: \$1737.45 plus Insurance**
  - \* All transactions are negotiable pending down payment amount\*

\* TITLE IS ALREADY OPENED AT \*

Capital Title  
Nicole Baker – Escrow Officer  
21021 Springbrook Plaza Drive #150  
Spring TX 77379  
Phone: 281-715-3440  
Fax: 1-844-591-3058  
Email [nbaker@ctot.com](mailto:nbaker@ctot.com) and [dgamez@ctot.com](mailto:dgamez@ctot.com)



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Buyer