

# AGAVE HOUSTON

## Seller Financing Terms

- Down payment
  - Minimum 10% down payment if property is move-in ready
  - Minimum 20% down on properties requiring substantial remodeling/refurbishment
- 9.99% interest rate
- 1% Loan origination fee
- 20-25 year amortization, depending on evaluation of borrower's credit.
- Please add to contract Special Provisions: "Buyer will carry flood and hazard insurance with lender as a named insured"
- To calculate payment amount in the TAR Seller Financing Addendum, use the financed amount, 9.99% rate, 240 payments (assuming 20-year term), and add "plus insurance, taxes, and HOA". The above payment calculation assumes that Buyer will bring all Buyer closing cost and other closing amounts due from Borrower to closing (i.e. not added to the Loan Balance).
- OTHER ESCROW PROVISIONS
  - Buyer/Borrower must escrow property taxes and insurance. Current Year's property taxes & HOA will be funded into escrow at closing and discharged by loan servicer when due.
  - First month's interest (period between closing and 1<sup>st</sup> loan payment date) to be funded into escrow at closing
  - Lender will not require a title policy, but if Borrower/Buyer elects to have one issued, it will be at Buyer/Borrower's expense.
- Starting in the next fiscal year, the loan payment amount will be revised to account for the impounding of estimated property tax and insurance obligations.
- Loan Servicing -- Lender shall appoint August REI as its loan servicer ([www.AugustREI.com](http://www.AugustREI.com)). Loan servicing fee not to exceed \$50/mos payable by Borrower. Lender may elect to a change the loan servicer at any time.
- Prior to contract acceptance, buyer/borrower should submit financial information for approval to Sarah Montes [SMontes@texaspridelending.com](mailto:SMontes@texaspridelending.com) 972-349-9090. RMLO Fees to be funded by Borrower.