



S&S Texas Properties, LLC
650 N Sam Houston Pkwy E, Suite 216
Houston TX 77060
Office 832-857-7789 Fax 832-422-4116

Owner Finance Terms: 10453 Royal Forest Drive, Conroe, TX 77303

- ⤴ Property Sold at \$209,900 if using owner financing.
- ⤴ \$31,485 down payment (15%) plus below title fees
- ⤴ Property free and clear, not a wrap. Client will get a hard deed.
- ⤴ Roll standard closing cost into the note
- ⤴ Can close much faster than traditional financing (10-15 days for the norm)
- ⤴ 9.5-9.9% Interest Rate Depending Lock
- ⤴ Twenty-Five- or Thirty-Year Note
- ⤴ Taxes, Insurance, HOA will be escrowed (NO HOA)
- ⤴ 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!
- ⤴ Buyer agrees to complete the owner finance documents packet within 24 hours after an executed contract is received.
- ⤴ **P & I at 9.5% Rate, 30 yr= \$1,556.00**
- ⤴ **Taxes: \$260.67 (\$3,128.00 Based on Est 2020 Without Exemptions)...Taxes will go down when the property is Homesteaded... Insurance: TBA, and HOA: N/A**
- ⤴ **Estimated Monthly Payment: \$1,817.00 plus Insurance**
 - * All transactions are negotiable pending down payment amount*

⤴ **Estimated Buyers Closing Cost:**

RMLO Fee: \$1,100.00

Origination Points 3%: \$5,352.45

Appraisal: \$450.00

Flood Determination: \$15.00

Plus Traditional Title Fees: TBA

ALL THE ABOVE FEES CAN BE ROLLED INTO THE LOAN!!!



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* TITLE IS ALREADY OPENED AT *

University Title -Diana Gamez– Escrow Officer

16000 Stuebner Airline #150,

Spring TX 77379

Phone: 832-234-2210

Fax: 1-832-844-5236

Email: Diana.Gamez@Utitle.com

Buyer