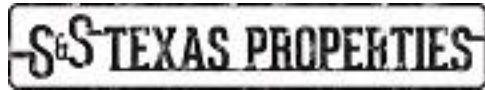


S&S Texas Properties, LLC  
650 N Sam Houston Pkwy E Suite 216,  
Houston, TX 77060  
Office 832-857-7789 Fax 832-422-4116

## **Owner Finance Terms: 14354 Strausie Lane, Conroe, Tx 77302**

- ⤴ Property Sold at \$179,900, if using owner financing
- ⤴ \$26,985 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.
- ⤴ 9.0-9.5% 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 9.5% Rate, 30 yr= \$1,286.00**
- ⤴ **Taxes: \$113.50 (Based on Est 2020 Without Exemptions \$1,365), Insurance: TBA, and HOA: N/A**
  
- ⤴ **Estimated Monthly Payment: \$1,501.00 plus Insurance**
  - \* All transactions are negotiable pending down payment amount\*

- ⤴ **Estimated Buyers Closing Cost:**
  - RMLO Fee: \$1,100.00**
  - Origination Points 3%: \$4,587.45**
  - Appraisal: \$450.00**
  - Flood Determination: \$15.00**
  - Plus Traditional Title Fees: TBA**



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\* TITLE IS ALREADY OPENED AT \*

University Title Company  
Diana Gamez – Escrow Officer  
16000 Stuebner Airline Rd. Ste 150 Spring, Tx 77379  
Phone: 832-234-2210 Ext. 4261  
Fax: 832-844-5236  
Email: [diana.gamez@utitle.com](mailto:diana.gamez@utitle.com) or [dolores.savell@utitle.com](mailto:dolores.savell@utitle.com)

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Buyer.

Date