

Up to \$2150 lender credit ***see remarks

\$215,000



3306 Schroeder Avenue

Great starter home! This 3 bed and 1 bath home has a giant fenced in backyard with pecan trees. The attached garage is perfect for parking or storage. Recent roof, well-maintained home is move-in ready. There is no HOA to tell you what to do with your yard. The storage shed provides extra space for tools or toys. Finally, the location can't be beat - on a corner lot with no immediate backyard. Local park with basketball, walking trails, open fields, and playground equipment available down the street. 0 Down financing available. ***** For a limited time we are offering buyers a 1% lender credit of the loan amount if Guardian Mortgage is selected for financing on this specific property*****

Michael Mamo
Realtor
0572526



936-441-1811
mamo@newtxhomerealty.com



Texas Premier Realty

3834 Deerfield Dr
San Antonio TX 78218

Summer Handy
Mortgage Loan Originator
NMLS #989103



979.255.5195
www.SummerHandy.com
SummerHandy@gmc-inc.com



Guardian Mortgage

750 William D. Fitch Parkway Suite
221
College Station TX 77845

Financing	USDA	CONV	FHA REG
Notes	Rural	Fixed Rate	Fixed Rate
Sales Price	\$215,000	\$215,000	\$215,000
% Down	0.00%	3.00%	3.50%
First Loan	\$217,172	\$208,550	\$211,105
Term	30 Years	30 Years	30 Years
Rate	5.750%	5.875%	5.625%
APR*	6.438%	6.610%	6.964%

CASH TO CLOSE

Down Payment	\$0	\$6,450	\$7,525
Closing Costs	\$2,914	\$2,914	\$2,914
Prepays/Impounds	\$4,398	\$4,437	\$4,309
Total \$ Required	\$7,311	\$13,801	\$14,748

HOUSING EXPENSE

First Loan P & I	\$1,267	\$1,234	\$1,215
Taxes, Ins & MI	\$500	\$550	\$584
Total Monthly Pmt	\$1,768	\$1,784	\$1,799

*APR = Annual Percentage Rate



Rates effective 07/15/22. This is informational only and should not be relied upon by you. Texas Premier Realty is not a mortgage lender. Contact Guardian Mortgage to learn more about your eligibility for its mortgage products. Guardian Mortgage and First National 1870 are divisions of Sunflower Bank, N.A. | NMLS# 709491 Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer and property qualification. Rates and fees are subject to change without notice. A 740 FICO score was used to calculate rates. Cash reserves may be required for some conventional loans.

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