



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: 622 S Idaho Street, La Porte, TX 77571

- ⤴ Property Sold at \$239,900 if using owner financing.
 - ⤴ \$35,985.00 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)
 - ⤴ 11-12% Interest Rate Depending Lock
 - ⤴ Twenty-Five- or Thirty-Year Note
 - ⤴ Taxes, Insurance, HOA will be escrowed
 - ⤴ Borrower can refinance after 2 years
 - ⤴ 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 12% Rate, 30 yr= \$2,098.00**
 - ⤴ **Taxes: \$273.25 (\$3,279.00 Based on Est 2022 Without Exemptions)...Taxes will go down when the property is Homesteaded**
 - ⤴ **Insurance: TBA**
 - ⤴ **HOA: N/A**
 - ⤴ **Estimated Monthly Payment: \$2,371.00 plus Insurance**
- * All transactions are negotiable pending down payment amount*

⤴ **Estimated Buyers Closing Cost:**
RMLO Fee: \$1,350.00
Appraisal: \$450.00
Flood Determination: \$15.00
Plus Traditional Title Fees: TBA



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

* TITLE IS ALREADY OPENED AT *
University Title -Diana Gamez– Escrow Officer
7202 N Grand Parkway W #500,
Spring, TX 77379
Phone: 832-234-2210
Fax: 1-832-844-5236
Email: Diana.Gamez@Uttitle.com

Buyer