



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: 4026 Chapel Square Drive, Spring, TX 77388

- ⤴ Property Sold at \$354,900 if using owner financing.
- ⤴ \$53,235.00 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
- ⤴ 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!
- ⤴ Flood: Never Flooded per Previous Owner
- ⤴ 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= \$3,103.00**
- ⤴ **Taxes: \$440.50 (\$5,286.00 Based on Est 2022 Without Exemptions)...Taxes will go down when the property is Homesteaded...**
- ⤴ **Insurance: TBA**
- ⤴ **HOA: \$42.92 (\$515.00 Annually)**
- ⤴ **Estimated Monthly Payment: \$3,587.00 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

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

7202 N Grand Parkway W #500,

Spring, TX 77379

Phone: 832-234-2210

Fax: 1-832-844-5236

Email: Diana.Gamez@Utitle.com

Buyer