

51 Wick Willow Rd, Montgomery, TX 77356

Open House Sunday March 17th



Financing	CONV
Notes	2/1 Buydown
Sales Price	\$498,899
% Down	20.00%
First Loan	\$399,119
Term	30 Years
Rate	4.625%
APR*	6.416%

CASH TO CLOSE	
Down Payment	\$99,780
Closing Costs	\$3,001
Prepays/Impounds	\$9,476
Cost of Buydown	\$9,778
Seller is Paying	-\$7,300
Total \$ Required	\$114,735

HOUSING EXPENSE	
First Loan P & I	\$2,052
Taxes, Ins & MI	\$1,275
Total Monthly Pmt	\$3,327

*APR = Annual Percentage Rate

Loan 1: Conventional 2/1 Buydown		
<u>Years</u>	<u>Rate</u>	<u>Payment</u>
1	4.625%	\$2,052
2	5.625%	\$2,298
3-30	6.625%	\$2,556

Payment and rate does not adjust after year 3. Fully indexed rate is 6.625% with a payment of \$2,556. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

Best Security-Manned Gate! Ask about Rent w/Purchase Option. Located in Bentwater Conroe/Houston's Premier Golf Community W/Marina & Yacht Club. Designer Sconces gives beautiful lighting at the front of the home, 8 Wood Front Door, Custom LED Address Sign & Gray Brick. Tile Throughout. Perfectly Designed Kitchen w/Strategically Placed Hidden Outlets on the 14' Island, Custom Pull Out Storage made by Rev-A-Shelf, Top Cabinets w/Glass Doors, Gray Subway Tile Backsplash, Quartz Counter Tops, Tip-out tray Sponge Holder, White Cabinets, Farmhouse pendant lighting, Butlers Buffet area & Additional Pantry Storage. Living Room has Gorgeous Wood Ceiling Fan, LED recessed Lighting, Modern Fireplace, Custom Cabinetry w/Hidden Outlets, Benches/Storage, Mud Area w/ Shoe Storage, 11 Ceilings & Lot's More. Ask about the buy down interest rate - cost is split between seller & Guild Mortgage!

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