



Hi, 8608 Hollyoaks Creek Lane! Here are some highlights to help you make your decision:

Lowest Monthly Payment

OPTION 1
\$415,000
FHA FIX 30

Lowest Total Cash to Close

OPTION 2
\$415,000
Conv FIX 30

Lowest Cost Loan (first 7 years 5 months)

OPTION 2
\$415,000
Conv FIX 30

James E. Lee Jr.

NMLS# 403841 • Lee Group Loans powered by AFN

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MLS Data provided by Listing Booster.



Loan Details

Take an in-depth look at each loan option.

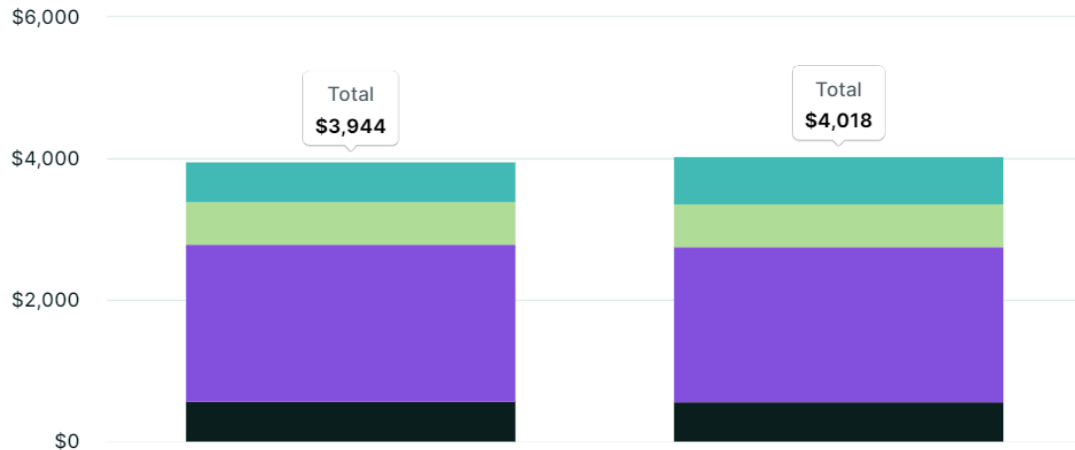
	OPTION 1 FHA FIX 30 View Amortization	OPTION 2 Conv FIX 30 View Amortization
Purchase Price	\$415,000	\$415,000
Loan Amount	\$407,483	\$402,550
Term	30 Years	30 Years
Down Payment	\$14,525	\$12,450
Total Addl. Financing	\$7,008	\$0
Rate ⓘ	7.25%	7.25%
APR ⓘ	7.992%	7.789%
Points	1.75 (\$7,131)	1.75 (\$7,045)
Fixed/ARM	FHA Fixed	Conv. Fixed
Mortgage Insurance	\$184	\$292
Annual Prin & Interest (Year 1)	\$33,357	\$32,953
Monthly Prin & Interest (Start)	\$2,780	\$2,746
Total Monthly Payment ⓘ	\$3,944	\$4,018
Total Annual Payment	\$47,325	\$48,220
Prepaid & Escrows	\$0	\$0
Closing Cost	\$6,857	\$6,857
▶ Total Cash to Close ⓘ	\$28,513	\$26,352

Loan and monthly payment buying scenarios used for informational purposes only and may not be specific to your situation. Rates expressed may not be available at this time. This document should not be construed as investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. *APR of 7.992% assumes a 7.25% simple fixed interest rate assuming \$74,916 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$400,475 with 360 monthly payments at the assumed simple interest rate (Current as of 04/30/2024). †Lender is not a tax consultation firm. Please seek advice from a tax professional. Monthly expenses may or may not include condominium or HOA fees, if applicable; your payment may be greater.



Total Monthly Cost Snapshot (Year 8)

See what your monthly payment consists of in any year of the loan that you choose and compare the breakdown of that payment against other loan options.

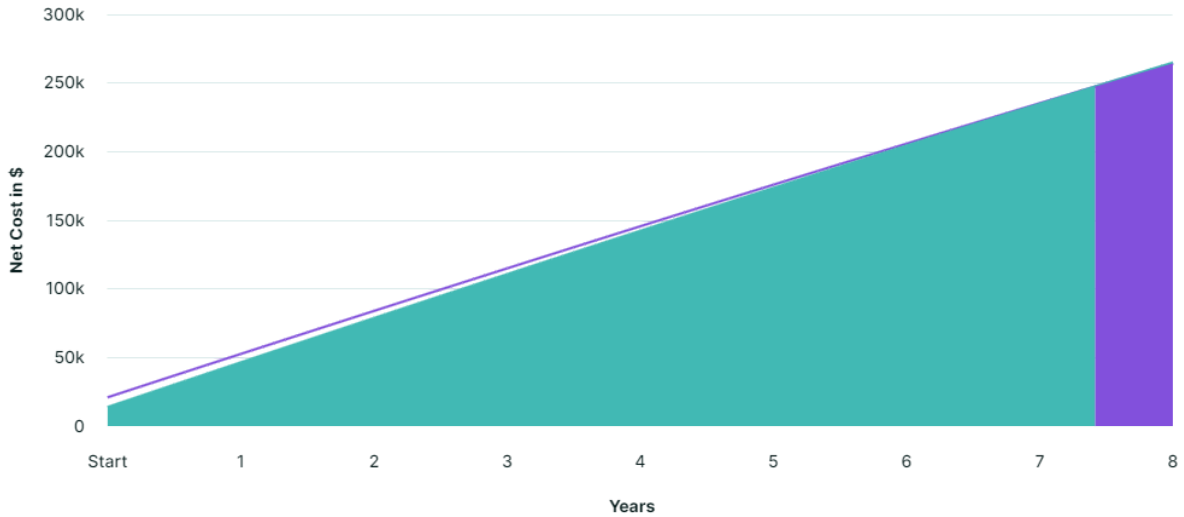


	OPTION 1 FHA FIX 30	OPTION 2 Conv FIX 30
<input checked="" type="checkbox"/> Principal	\$563	\$557
<input checked="" type="checkbox"/> Interest	\$2,216	\$2,190
<input checked="" type="checkbox"/> HOA, PMI, Home Ins.	\$559	\$667
<input checked="" type="checkbox"/> Taxes	\$605	\$605
Total	\$3,944	\$4,018
Diff. vs. Highest	\$75	\$0



Lowest Cost Loan Snapshot (Year 8)

According to the National Association of REALTORS®, average residency in a home is 10 years.



OPTION 1
FHA FIX 30



OPTION 2
Conv FIX 30

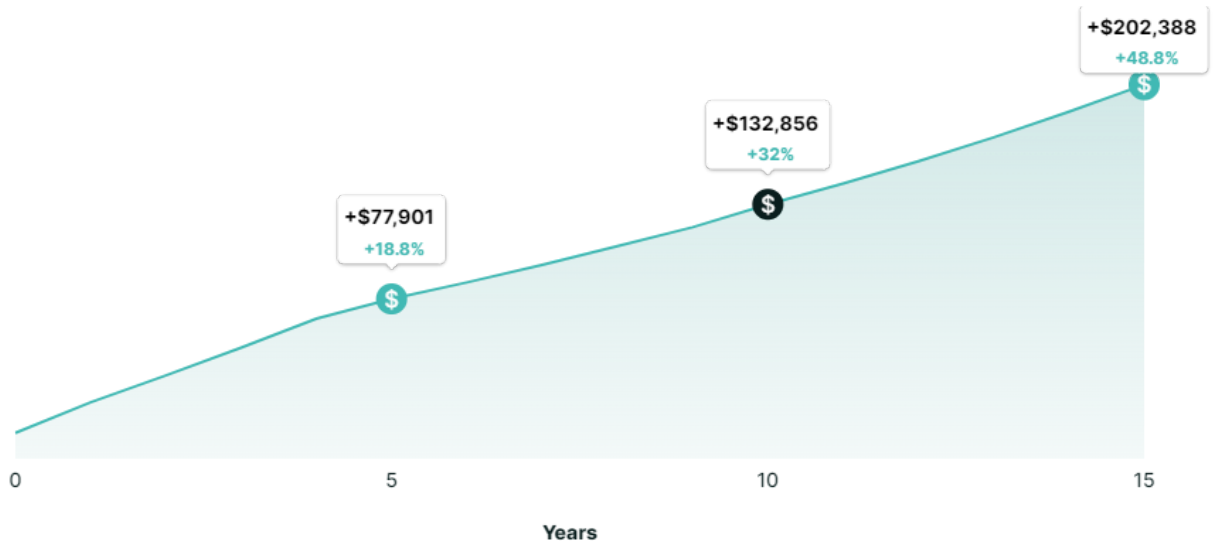
Purchase Price	\$415,000	\$415,000
Financed MI	\$7,008	\$0
Closing Costs	\$6,857	\$6,857
Interest	\$225,664	\$222,932
Cost of Points	\$7,131	\$7,045
Mortgage Insurance	\$17,621	\$28,017
Total	\$264,281	\$264,851
Diff. vs. Highest Cost ⓘ	≡ \$570	\$0



I'm here to answer your questions! Call [832-693-3700](tel:832-693-3700) or email jamesleemortgage@gmail.com

Estimated Home Value Appreciation (Year 10)

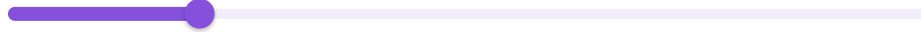
8608 Hollyoaks Creek Ln, Houston,
TX 77063
\$547,856 (+\$132,856)
Based on forecasted data at \$415,000



Equity Snapshot

Homeownership is a proven way to build wealth. Estimate your home equity with this simple tool.

7 years



	OPTION 1 FHA FIX 30	OPTION 2 Conv FIX 30
Purchase Price	\$415,000	\$415,000
Principal Paid	\$34,652	\$34,232
Property Appreciation	\$97,727	\$97,727
Down Payment	\$14,525	\$12,450
Total Equity	≡ \$146,904	≡ \$144,409
Remaining Loan Balance	\$372,832	\$368,318

Closing Costs Breakdown

OPTION 1
FHA FIX 30

\$6,857

Lender	\$1,890	Title	\$2,592
Application Fee	\$0	Lender's Title Insurance	\$2,452
Commitment Fee	\$0	Owner's Title Insurance	\$140
Loan Origination Fee	\$1,890	Title Recording Service Fee	\$0
Processing Fee	\$0	Optional Services	\$1,050
Tax Review Service	\$0	Pest Inspection	\$0
Outside Services	\$1,025	Survey	\$550
Appraisal Fee	\$695	Termite	\$0
Credit Report Fee	\$180	Wire Email Fees	\$0
Document Preparation Fee	\$150	Escrow Fee	\$500
Home Inspection	\$0	Other Costs	\$0
Notary Fee	\$0	Credits	
Government	\$150	Seller Credit	\$0
Assignment Recording Fee	\$0	Lender Credit	\$0
City/County Deed Stamps	\$0		
Deed Recording Fee	\$150		
Flood Certification	\$0		
Mortgage Recording Fee	\$0		
Mortgage Tax	\$0		
State Deed Tax Stamps	\$0		
Attorney/Escrow	\$150		
Attorney Fees	\$150		
LLC:Bank Attorney Closing Fee	\$0		
LLC:Bank Attorney Review Fee	\$0		

OPTION 2
Conv FIX 30

\$6,857

Lender	\$1,890	Title	\$2,592
Application Fee	\$0	Lender's Title Insurance	\$2,452
Commitment Fee	\$0	Owner's Title Insurance	\$140
Loan Origination Fee	\$1,890	Title Recording Service Fee	\$0
Processing Fee	\$0	Optional Services	\$1,050
Tax Review Service	\$0	Pest Inspection	\$0
Outside Services	\$1,025	Survey	\$550
Appraisal Fee	\$695	Termite	\$0
Credit Report Fee	\$180	Wire Email Fees	\$0
Document Preparation Fee	\$150	Escrow Fee	\$500
Home Inspection	\$0	Other Costs	\$0
Notary Fee	\$0	Credits	
Government	\$150	Seller Credit	\$0
Assignment Recording Fee	\$0	Lender Credit	\$0
City/County Deed Stamps	\$0		
Deed Recording Fee	\$150		
Flood Certification	\$0		
Mortgage Recording Fee	\$0		
Mortgage Tax	\$0		
State Deed Tax Stamps	\$0		
Attorney/Escrow	\$150		
Attorney Fees	\$150		
LLC:Bank Attorney Closing Fee	\$0		
LLC:Bank Attorney Review Fee	\$0		