

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: 5414 Lyndhurst Drive, Houston, TX 77033**

- ⤴ Property Sold at \$199,900 if using owner financing.
- ⤴ \$29,985.00 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)
- ⤴ 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= \$1,747.77**
- ⤴ **Taxes: \$200.92 (\$2,411.00 Based on Est 2023 Without Exemptions)...Taxes will go down when the property is Homesteaded...**
- ⤴ **Insurance: TBA**
- ⤴ **HOA: N/A**
- ⤴ **Estimated Monthly Payment: \$1,948.68 plus Insurance**

\* All transactions are negotiable pending down payment amount\*

### ⤴ **Estimated Buyers Closing Cost:**

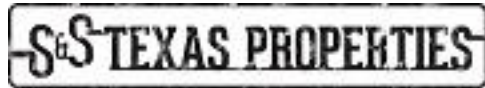
**RMLO Fee: \$1,500.00**

**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

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Buyer