

1713 Woodcrest Drive Deer Park TX 77536

FINANCING OPTIONS WITH BUYDOWN



Recently updated custom-built home with cathedral living room ceiling, fireplace, and lush landscaping. Stainless steel appliances, double ovens, 6 burner cooktop, ice maker and a breakfast bar in the kitchen. Inside utility with storage cabinets and room for a freezer. Detached garage and extra driveway parking. No back neighbors with backyard covered patio. Whole house generator. Space for formal dining or home office. Updated roof, windows, paint, vinyl plank flooring, carpet, lighting, hardware. Great curb appeal and ready for a new owner to enjoy all the recent improvements.

Financing Notes	FHA REG PERM BY DN	FHA TEMP 2/1 BUY DN	CONV TEMP 2/1 BUY DN
Sales Price	\$319,900	\$319,000	\$319,000
% Down	3.50%	3.50%	5.00%
First Loan	\$314,105	\$313,222	\$303,050
Term	30 Years	30 Years	30 Years
Rate	5.250%	3.750%	4.000%
APR*	6.050%	6.306%	6.396%

CASH TO CLOSE

Down Payment	\$11,197	\$11,165	\$15,950
Closing Costs	\$4,149	\$4,142	\$3,856
Prepays/Impounds	\$6,227	\$6,290	\$7,721
Cost of Buydown	N/A	\$7,674	\$7,425
Seller is Paying	-\$7,500	-\$9,570	-\$9,570
Total \$ Required	\$14,073	\$19,700	\$25,381

HOUSING EXPENSE

First Loan P & I	\$1,734	\$1,451	\$1,447
Taxes, Ins & MI	\$766	\$766	\$862
Total Monthly Pmt	\$2,501	\$2,217	\$2,309

*APR = Annual Percentage Rate

Loan 2: FHA 2/1 Buydown		
Years	Rate	Payment
1	3.750%	\$1,451
2	4.750%	\$1,634
3-30	5.750%	\$1,828

Payment and rate does not adjust after year 3. Fully indexed rate is 5.750% with a payment of \$1,828. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

Loan 3: Conventional 2/1 Buydown		
Years	Rate	Payment
1	4.000%	\$1,447
2	5.000%	\$1,627
3-30	6.000%	\$1,817

Payment and rate does not adjust after year 3. Fully indexed rate is 6.000% with a payment of \$1,817. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

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