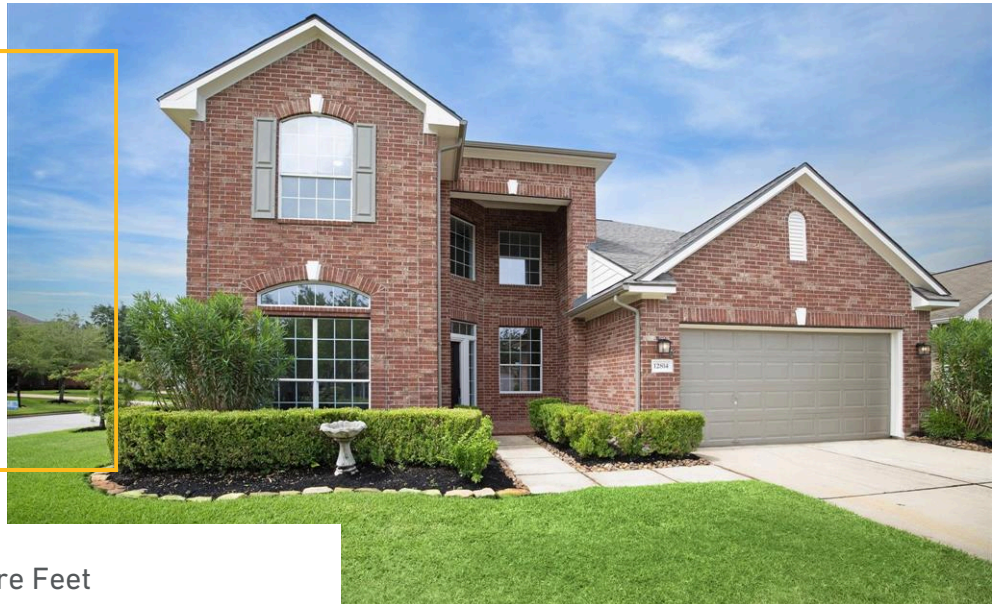


 **12814 SIENNA TRAILS DRIVE**
TOMBALL, TX 77377

\$499,000

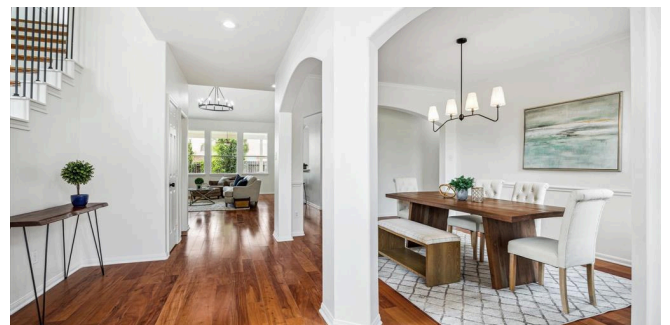


Ask us about the locked-in interest rate on this property!

FEATURES:

- ✔ 4 Bedrooms
- ✔ 3,144 Square Feet
- ✔ 2.5 Bathrooms
- ✔ 2 Car Garage

Welcome Home! This beautifully updated corner lot residence in the amazing Village Creek neighborhood offers an open floor plan, 4 bedrooms, 2.5 bathrooms, a game room, a study, a large covered patio, and dramatically tall ceilings. The home boasts new quartz countertops, updated engineered wood floors (installed by the previous owner), new roof, new stainless steel appliances (slide-in gas range and microwave; dishwasher installed by the previous owner). Additional updates include new front door, fresh paint on exterior siding, trim, fascia, soffit, and interior walls, ceilings, cabinets, trim, and doors. The home also features all new light fixtures, cabinet hardware, doorknobs, and plumbing fixtures. Plus professional landscaping and tree pruning. Village Creek is a fantastic neighborhood with a community pool, splash pad, playgrounds, trails, and waterways. Zoned to all A-rated schools. Please review the features list and schedule your showing today.



Kelley Arns

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The List & Lock program can be utilized with FHA, VA, and Conventional financing. List & Lock cannot be utilized with loans through a Housing Finance Agency. Other programs may be available with different loan terms. Some products may not be available in all states. List & Lock is specific to the property and the lock may not be transferred to another property. Interest rates are locked when the property seller agrees to participate in the List & Lock program. Seller paid discount must be part of the purchase contract and will be collected from the seller at closing. Interest rates will vary according to the borrower's credit and loan type. Participation in the List & Lock program does not guarantee borrower loan approval and is not a commitment to lend nor should it be considered lending advice. Program terms and conditions are subject to change without notice. This is an advertisement. Nations Reliable Lending, LLC dba NRL Mortgage - NMLS 181407 - 1220 Augusta Drive, Suite 600 Houston, TX 77057. NRL Mortgage is an Equal Housing Opportunity. For more information, contact your NRL mortgage professional. | For a full list of our licenses, please visit www.nmlsconsumeraccess.org.



12814 SIENNA TRAILS DR

Tomball, TX 77377



This property is locked-in
with a below market
interest rate!

Example

Without
List & Lock Rate

With
**LIST &
LOCK**

PROGRAM	CONVENTIONAL	CONVENTIONAL
Purchase Price	\$ 499,000	\$ 499,000
Down Payment	10 %	10 %
Total Loan Amount	\$ 449,100	\$449,100
Interest Rate	7.5 %	6.375 %
APR (Annual Percentage Rate)	7.593 %	6.455 %
Seller Contribution	0 %	3 %
Estimated Monthly Payment (Principal & Interest Only)	\$ 3,140.17	\$ 2,801.80

Interest rate as low as 6.375% (6.455% APR) assuming use of a Conventional loan with a 10% down payment, a credit score of 720 or greater with a seller-paid interest rate buydown of 3% of the sales price. To be eligible for the published rate the property must be occupied as a primary residence. Payments shown and principal and interest only. Payments shown do not include taxes, insurance, mortgage insurance, or HOA dues (if applicable). Conventional loans through Housing Finance Agencies are not eligible for the terms. Other programs may be available under different loan terms. The borrower must close and fund on property by 08/10/2024 List & Lock is specific to the property shown and may not be transferred to another property. Participation in the List & Lock program does not guarantee loan approval. Program terms and conditions are subject to change without notice. Some products may not be available in all states. This is an advertisement. Nations Reliable Lending, LLC dba NRL Mortgage - NMLS 181407 - 1220 Augusta Drive, Suite 600 Houston, TX 77057. NRL Mortgage is an Equal Housing Opportunity. All applications are subject to credit approval. This is not a commitment to lend and should not be construed as lending advice. For more information, contact your NRL mortgage professional. | For a full list of our licenses, please visit www.nmlsconsumeraccess.org.



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