

# Seller Financing Terms 2024

- 10-20% down payment, depending on credit.
  - Lower amounts to be considered upon review of borrower's credit profile.
- 8.99%-11.99% interest rate, depending on credit profile & down payment amount.
- 1% Loan origination fee
- 20-25 year amortization, depending on borrower's credit profile.
- No prepayment penalty
- Buyer/Borrower must escrow
- Please add to contract Special Provisions: "Buyer will carry flood and hazard insurance with Lender as a named insured"
- To calculate payment amount in the TAR Seller Financing Addendum, use the financed amount, [11.99% rate, 240 payments (assuming 20-year term), and add "plus insurance, taxes, and HOA dues". Or contact the listing agent for assistance. The above payment calculation assumes that Buyer will bring all Buyer closing cost and other closing amounts due from Borrower to closing (i.e. not added to the Loan Balance).
- OTHER ESCROW PROVISIONS
  - Buyer/Borrower must escrow property taxes and insurance. Current Year's property taxes & HOA will be funded into escrow at closing and discharged by loan servicer when due.
  - First month's interest (period between closing and 1<sup>st</sup> loan payment date) to be funded into escrow at closing
  - Lender will not require a title policy, but if Borrower/Buyer elects to have one issued, such policy will be at Buyer/Borrower's sole expense.
- Subsequent year(s) impound requirements will be amended based on changes to estimated property taxes, insurance and HOA dues.
- Prior to contract acceptance, buyer/borrower should submit financial information for approval to Sarah Montes [SMontes@texaspridelending.com](mailto:SMontes@texaspridelending.com) 972-349-9090.
  - RMLO Fees of \$1,500 to be funded by Borrower.
- Loan Servicing -- Lender shall appoint August REI as its loan servicer ([www.AugustREI.com](http://www.AugustREI.com)).
  - Loan servicing fee not to exceed \$45/mos., payable by Borrower.
  - Lender may elect to change the loan servicer at any time.