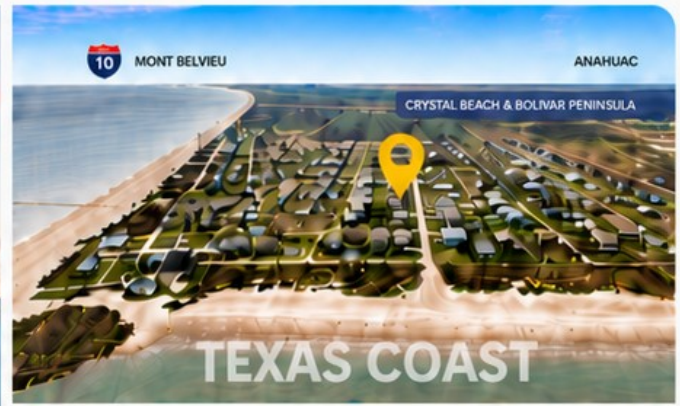


For sale



MAKE THE RIGHT MOVE. *Give Buyers Options. Get More Offers.*

📍 857 Wommack Dr, Crystal Beach, TX 77650 • 3 Bed • 2 Bath • 1,400 Sq Ft Perfect as a full-time residence, weekend getaway, or income-producing rental.



LIST PRICE
\$459,000



20% DOWN
\$91,800



LOAN AMOUNT
\$367,200



NOTE RATE
7.25%
2nd home / investment



30-YEAR FIXED
Principal & Interest



2-1 BUYDOWN

YEAR	NOTE RATE	BUYER P&I PAYMENT	MONTHLY SAVINGS vs. 7.25% Note Rate
Year 1	5.25%	\$2,028	\$477 /mo
Year 2	6.25%	\$2,261	\$244 /mo
Year 3+	7.25%	\$2,505	—



TOTAL SAVINGS TO BUYER
\$8,656
Over the First 2 Years



ESTIMATED COST TO SELLER
\$8,656
One-Time Concession

💡 Helps buyers afford more home today with lower payments in the first two years.



1.00% PERMANENT BUYDOWN

NOTE RATE	BUYER P&I PAYMENT	MONTHLY SAVINGS vs. 7.25% Note Rate
-----------	-------------------	-------------------------------------

6.25% **\$2,261** **\$250 /mo**
Approx.



ESTIMATED COST TO SELLER
\$12,350
One-Time Concession

💡 Provides long-term payment relief for the buyer and may help your home stand out.

*Actual cost may vary based on rate and lender pricing.



COMPARE THE VALUE

What the Seller Contributes vs.
What the Buyer Saves

OPTION	SELLER COST	BUYER SAVINGS (FIRST 2 YEARS)	LONG-TERM PAYMENT RELIEF
2-1 Buydown	\$8,656	\$8,656	No (Payments increase in Year 3)
1.00% Permanent Buydown	\$12,350	\$5,857	Yes (Approx. \$250/mo for life of loan)
\$20,000 Price Reduction	\$20,000	\$2,620	Yes (Approx. \$109/mo)



Empowered By NEXA Lending

"Bayside Bruce" Cline

Mortgage Loan Originator
NMLS #1465948
214.729.2947



RE/MAX
on the water - Bolivar

Wendy Dozier, Broker
RE/MAX on the Water
713-858-9020
#wendyonthebeach

This is for informational purposes only and not a commitment to lend. Actual rates, payments, and costs may vary. Not all buyers will qualify.



EQUAL HOUSING OPPORTUNITY