

Assumable Mortgage Opportunity

3.875% Interest Rate Available Through Loan Assumption

Take advantage of the seller's existing mortgage by assuming a low-rate loan, subject to lender approval.

Lender	Wells Fargo
Remaining Balance	Approx. \$130,000
Interest Rate	3.875%
P&I	\$677.25/month
Taxes & Insurance (Est.)	~\$550/month
Total Est. Payment	~\$1,227.25/month

An assumable mortgage allows a qualified buyer to take over the seller's existing loan, including its interest rate and remaining balance. Buyers must qualify with Wells Fargo. The difference between the purchase price and the assumed balance is typically paid with cash or additional financing. Closing costs and assumption fees may apply. Taxes, insurance, and escrow amounts may change.