



S&S Texas Properties, LLC
650 N Sam Houston Pkwy E, Suite 216
Houston TX 77060
Office 832-857-7789 Fax 832-422-4116

Owner Finance Terms: 9231 Cobbleshire Drive, Houston, TX 77037

- ✧ Property Sold at \$234,900 if using owner financing.
- ✧ \$35,235 down payment (15%) plus below title fees
- ✧ Property free and clear, not a wrap. Client will get a hard deed.
- ✧ Roll standard closing cost into the note
- ✧ Can close much faster than traditional financing (10-15 days for the norm)
- ✧ 11% Interest Rate Depending Lock
- ✧ Twenty-Five- or Thirty-Year Note
- ✧ Taxes, Insurance, HOA will be escrowed
- ✧ Buyer Will Have Online Access to See Escrow
- ✧ Buyer to pre-pay for 1 year of insurance
- ✧ Buyer to pay for title policy and escrow 3 months of taxes
- ✧ Buyer agrees To Use Augusta REI/ Mills Escrow
- ✧ Property is Sold "As Is"
- ✧ ITIN Welcome!
- ✧ Flood: Never Flooded per Previous Owner
- ✧ Buyer agrees to complete the owner finance documents packet within 24 hours after an executed contract is received.
- ✧ **P & I at 12% Rate, 30 yr= \$2,237.01**
- ✧ **Taxes: \$251.33 (\$3,016.00 Based on Est 2024 Without Exemptions)...Taxes will go down when the property is Homesteaded...**
- ✧ **Insurance: TBA**
- ✧ **HOA: N/A**
- ✧ **Estimated Monthly Payment: \$2,488.34 plus Insurance**

* All transactions are negotiable pending down payment amount*

✧ **Estimated Buyers Closing Cost:**

RMLO Fee: \$2000 (\$750 App Fee Non-Refundable)

Appraisal: \$450.00

Flood Determination: \$15.00

Plus Traditional Title Fees: TBA

ALL THE ABOVE FEES CAN BE ROLLED INTO THE LOAN!!!



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* TITLE IS ALREADY OPENED AT *

University Title -Diana Gamez– Escrow Officer
7202 N Grand Parkway W #500,
Spring, TX 77379
Phone: 832-234-2210
Fax: 1-832-844-5236
Email: Diana.Gamez@Utitle.com

Buyer