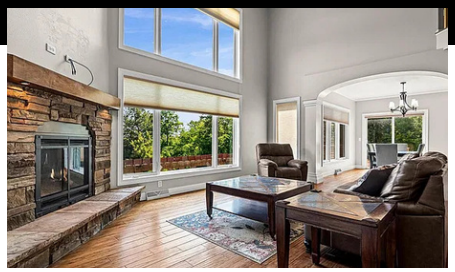
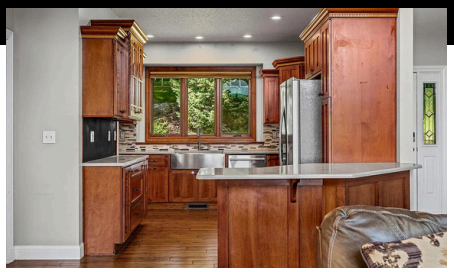


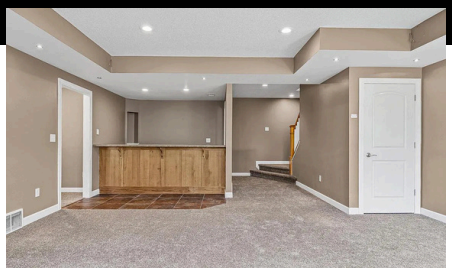
OFFERED AT
$720,000

N5076 WILDFLOWER LANE

WEST SALEM, WI 54669







THE RIGHT HOME. A SOFTER START.

SEE HOW A 2-1 BUYDOWN & CCM'S LOCK2SELL PROGRAM CAN HELP.*

2-1 BUY DOWN					
Interest Rate	Total Payment	Buyer Payment	Monthly Subsidy	# of Payments	Annual Subsidy Pymnts
5.250%	$3,683.75	$2,981.90	$701.85	12	$8,422.20
6.250%	$3,683.75	$3,324.87	$358.88	12	$4,306.56
				2/1 Buydown Cost	$12,728.76

CROSSCOUNTRY MORTGAGE
LOCK 2 SELL

How It Works:

- **Discounted Rate:** Contribute 1% to 9% of the home's sales price toward a mortgage rate buydown.
- **60-Day Rate Lock:** Secure a discounted interest rate for up to 60 days.
- Refundable Fee: Pay a refundable fee to CrossCountry Mortgage to lock in the rate, subject to program terms.
- **Market Your Advantage:** Advertise the discounted rate on listing materials, including the MLS.

**Rate and APR are fixed for the entire 30-year term, but the initial payments are reduced based on the buydown benefit. The buydown benefit discount for Year 1 is 2.00% and Year 2 is 1.00%. Years 3–30 will no longer be discounted. TERMS & CONDITIONS: Available for first lien mortgage purchase money loans only. Offer can only be redeemed by closing a loan with the Brent Wilkerson at the La Crosse WI branch of CrossCountry Mortgage, LLC. Offer will be redeemed at closing in the form of a lender credit towards a 2-1 temporary rate buydown (must be applied before any seller paid credits). Borrower cannot receive cash at closing. Approval subject to CrossCountry Mortgage, LLC, mortgage insurance, and loan purchase underwriting guidelines and property approval for loan. Available only on loans originated through completed residential mortgage loan applications received directly by CrossCountry Mortgage, LLC before 5:00 p.m. on December 31, 2026. Loan program terms and conditions are subject to change without notice. Offer must be presented with an application for a residential mortgage loan. Only one offer per loan transaction will be accepted. No cash value. Offer will be rescinded if the borrower elects to cancel the loan transaction or the conditions for sale of the loan change. CrossCountry Mortgage, LLC has the right to accept, decline, or limit the use of any discount or offer. Restrictions apply. For full details, visit ccm.com/loan-types/programs/lock2sell-sell-home-fast*



Brent Wilkerson

BRANCH MANAGER | NMLS488734

608.784.5626
brent.wilkerson@ccm.com
ccm.com/brent-wilkerson

THE WILKERSON TEAM
CROSSCOUNTRY MORTGAGE™



Sally Fischer

REALTOR®

608.406.0293
saljofischer@gmail.com

eXp REALTY

Equal Housing Opportunity. All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, LLC NMLS3029. NMLS2375727 (www.nmlsconsumeraccess.org). See https://crosscountrymortgage.com/licensing-and-disclosures/state-disclosures/ for a complete list of state licenses.