

FNALS LLC

A Texas Limited Liability Company

800 Wilcrest Dr, Suite 210,
Houston TX 77042
281 - 506 - 2363

We are committed to work and coordinate with you regarding closing this transaction. In order to facilitate a smooth closing experience for all parties involved, please note the following requirements:

- The required down payment is 10% of the purchase price.
- Interest rate is 10 to 12% depending on down payment and credit history.
- The buyer may choose to close at the Title Company; buyer will pay all closing costs and there are prepaid items that must be paid (see below).
- Please understand the above terms are only for properties owned by FNALS LLC.

We do not have a minimum credit score requirement or a requirement that the buyer have a credit score; however, we will obtain a credit report and will verify the following information:

- Last 2 years of employment
- Last 30 days of payroll checks
- Most recent 2 years income tax returns
- Most recent 2 years of W2s or 1099s Last 3 months of bank statements
- Last year of rental history (lease agreement, canceled checks, or receipts) Utility bills (gas, light, or water) **In addition, the borrower must:**
- Pre-pay 1 year of Hazard, Windstorm and Flood Insurance¹. (As applicable)

¹Prior to closing, the monthly payment presented to buyers is an estimated monthly payment. The buyer is responsible to pay the first year insurance premium prior to the property closing and provide proof of payment 5 days before the closing. The actual monthly payment amount is determined once the buyer provides the prepaid insurance. The insurance premium for the subsequent years is collected in the monthly payment and held in escrow.

²Information is subject to change at any time without notice including the sale prices. These are our general policies, however there may be additional requirements depending on the specifics of an individual transaction at underwriters discretion.

IF YOU HAVE ANY QUESTIONS YOU MAY CONTACT FRANCOIS DELILLE AT FRANCOIS@COZY-HOMES.COM AND COPY SLYE RICKETSON SLYE@COZY-HOMES.COM AND APM@COZY-HOMES.COM.

Our real estate salespersons sell homes, but they cannot and will not offer or negotiate loan rates or terms or counsel you about the rates or terms for your loan. They may perform clerical or support duties for your loan, such as communicating with you to obtain the information necessary to process or underwrite your loan.

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The total monthly payment on the mortgage will be an estimate at the time of the pre-qualifications and will include:

- Principal Interest
- Escrow amounts for taxes and estimated insurance Loan servicing fee

To qualify for our owner financing program, the borrower must provide us with evidence of 12 consecutive months of rental payments and evidence that the monthly debt, including the monthly payment of the home, isn't more than 43% of their pretax income.

This may include:

- Monthly payments on other debts (e.g. car payments, student loans, credit cards)
- Monthly payments on other mortgage-related costs (e.g. home insurance and property taxes)
- Any commitments for child support or alimony
- A down payment is required for our owner financing program.

Bankruptcy

If the borrower(s) have filed a bankruptcy, they may be required to put a larger down payment. If they have an active Bankruptcy, they may not be eligible for our owner financing program.

There are no closing costs; however, we are required to collect the following pre-paid items at closing:

- \$99 to record the deed and other documents in the buyer(s) name² Two months property tax escrow Two months insurance escrow Pro-rated interest

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