



24953 Powers Court Seller Paid Buydown 2.99%

See Rate Details Below

Country living on nearly 10 acres! Fully remodeled one-story with a ~1,000 SF addition, offering 5 bedrooms, 3.5 baths, office, and large game/family room. The kitchen features quartz countertops, custom cabinetry, farmhouse sink, and SS appliances. Includes two-stage HVAC and whole-house generator. Enjoy a covered porch, cross-fenced pasture, horse stalls, chicken coop, garden, duck pond, creek, and a mix of cleared and wooded land. A 32'x62' metal shop with a 12' door provides space for equipment or a workshop. Over 8 acres are outside the floodplain. Peaceful setting just 20 miles from The Woodlands with convenient access to nearby shopping and dining.



Parker Kink
REALTOR®



☎ (832) 492-6801
🌐 www.kinkcommercial.com
✉ parker@kinkcommercial.com



Keller Williams Realty
2201 Lake Woodlands Dr
The Woodlands TX 77380

Kelly Rogers
Team Leader | Loan Officer
356776



☎ (281) 990-6030
☎ (281) 210-7111
🌐 www.kellyrogersteam.com
✉ kelly.rogers@fairway.com



Fairway Home Mortgage
2445 Technology Forest 210
The Woodlands TX 77381

Financing	CONV	CONV
Notes	3/2/1 Buydown	3/2/1 Buydown
Sales Price	\$995,000	\$995,000
% Down	10.00%	20.00%
First Loan	\$895,500	\$796,000
Term	30 Years	30 Years
Rate	2.990%	2.990%
APR*	5.529%	5.431%

CASH TO CLOSE		
Down Payment	\$99,500	\$199,000
Closing Costs	\$3,750	\$3,750
Prepays/Impounds	\$2,062	\$2,046
Cost of Buydown	\$40,298	\$35,820
Seller is Paying	-\$46,109	-\$41,616
Total \$ Required	\$99,500	\$199,000

HOUSING EXPENSE		
First Loan P & I	\$3,771	\$3,352
Taxes, Ins & MI	\$846	\$712
Total Monthly Pmt	\$4,617	\$4,064

*APR = Annual Percentage Rate

Loan 1: Conventional 3/2/1 Buydown

Years	Rate	Payment
1	2.990%	\$3,771
2	3.990%	\$4,270
3	4.990%	\$4,802
4-30	5.990%	\$5,363

Payment and rate does not adjust after year 4. Fully indexed rate is 5.990% with a payment of \$5,363. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

Loan 2: Conventional 3/2/1 Buydown

Years	Rate	Payment
1	2.990%	\$3,352
2	3.990%	\$3,796
3	4.990%	\$4,268
4-30	5.990%	\$4,767

Payment and rate does not adjust after year 4. Fully indexed rate is 5.990% with a payment of \$4,767. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.



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