

Owner Financing Terms

Property: 150 County Road 6774, Dayton, Texas, 77535

Here are the Owner Financing terms:

Sales price: \$149,900

Downpayment: \$10,000

Loan amount: \$139,900

12% interest

\$1,439.03 monthly payment for 30 years

\$1,540.42 monthly payment for 20 years

- Standard closing costs and title policy (if desired) to be paid by buyer. Seller will give the buyer the option to roll closing costs into the loan.
- Buyer agrees to escrow property taxes and HOA dues (if applicable). 3 months of escrow will be collected at closing.
- Buyer agrees to use Texstar Escrow (Respa Certified) as escrow company, and agrees to ACH payments set up with Texstar Escrow. Buyer will have online access to account and payment history. \$25 fee per month for Texstar Escrow, paid directly to them. Payments can be reported to credit bureau if buyer chooses to.
- Property to be sold "As-Is." Please do due diligence as to city and county regulations on restrictions of land use before submitting your offer.
- 1% Earnest Money on executed contract. Buyer agrees to get owner finance packet within 48 hours of Executed Contract.
- Once the loan has been approved, the earnest money will be non-refundable.
- Buyer must close in 21 business days or less. Time allowance will apply to accommodate title company so long as buyer has provided all requests of title company or NMLS officer.
- We're willing to pay a 3% buyer's agent commission if the buyer brings their own cash or uses third-party financing. If we provide seller financing, we would offer a 2% commission.

Buyer acknowledges receipt of this term sheet:

Buyer

Buyer