

# 23231 Diamond Knoll Court – Buyer Financing Advantage

## Give Your Buyer a Financial Edge

This home comes with a financing opportunity that helps your client **buy smarter and stretch their budget further.**

## Buyer Benefits

- **4.99% promotional interest rate**
- **~1% lender credit included**
- **NO processing fee**
- **NO underwriting fee** (~\$1,600 savings)
- **Lower monthly payment + less cash needed upfront**

## Estimated Monthly Payment: \$2,202.17

- Principal & Interest: \$1,882
- Taxes: \$592.08
- Insurance: \$100
- Mortgage Insurance: \$161

## Why This Works for Your Client

- Increases affordability without increasing purchase price
- Keeps more liquidity for moving, furnishing, or reserves
- Helps your buyer feel more confident in their decision
- A compelling option when comparing multiple properties

## Next Step

Connect your buyer with the lender to **get pre-qualified and fully leverage this opportunity.**