



23415 Robbers Nest Drive BUY NOW, SAVE MORE

½% below market for Year 1 - Lender paid

With over \$25K in updates, this move-in-ready one-story home in Breckenridge Forest offers stylish improvements throughout. The kitchen features 3-inch granite countertops, stainless steel appliances, an island with breakfast seating, and an LG refrigerator that stays, opening to a spacious den. The primary suite offers a renovated bath with walk-in shower, while secondary bedrooms feature walk-in closets. A formal dining room and indoor utility room add convenience. Outside, enjoy a covered patio, spacious backyard with HOA-approved shed, refreshed landscaping, and attached two-car garage. Neighborhood amenities and convenient access to I-45, Grand Parkway, and IAH complete the package.



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Fairway Home Mortgage

2445 Technology Forest 210
The Woodlands TX 77381

Financing	FHA REG	CONV	CONV
Notes	Fixed Rate	Fixed Rate	Fixed Rate
Sales Price	\$262,000	\$262,000	\$262,000
% Down	3.50%	5.00%	20.00%
First Loan	\$257,254	\$248,900	\$209,600
Term	30 Years	30 Years	30 Years
Rate	6.990%	7.250%	7.250%
APR*	7.738%	7.399%	7.264%

CASH TO CLOSE

Down Payment	\$9,170	\$13,100	\$52,400
Closing Costs	\$3,880	\$3,980	\$3,980
Prepays/Impounds	\$3,344	\$346	\$291
Total \$ Required	\$16,394	\$17,426	\$56,671

HOUSING EXPENSE

First Loan P & I	\$1,710	\$1,698	\$1,430
Taxes, Ins & MI	\$845	\$781	\$729
Total Monthly Pmt	\$2,555	\$2,479	\$2,159

*APR = Annual Percentage Rate



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