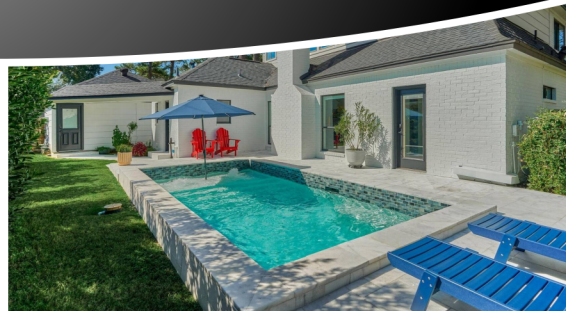




402 Susan Lane BUY NOW, SAVE MORE

½% below market for Year 1 - Lender paid

Contemporary style meets everyday living in this remodeled Oak Ridge North home. A freshly painted exterior with bold black accents offers curb appeal, while modern finishes carry throughout. The kitchen features rustic oak and black cabinetry, soft-close drawers and marble details. The bright living area includes motorized shades, built-ins, a limewash fireplace and wet bar. The primary suite offers backyard access and a remodeled bath with dual closets and a walk-in shower. Upstairs are three bedrooms and a game room. Outside, enjoy the heated pool, travertine decking and patio space. Updates include a 2022 roof and generator pre-wire.



Jo Anne Johnson
REALTOR®

☎ (713) 703-3316
🌐 joannejohnsonrealestategroup.com
✉ joanne@joannejohnsonreg.com



COMPASS

Jo Anne Johnson Real Estate
Group
Compass

1790 Hughes Landing, Ste 150
The Woodlands TX 77380

Kelly Rogers
Mortgage Advisor
356776

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



Fairway Home Mortgage

2445 Technology Forest 210
The Woodlands TX 77381

Financing	CONV	CONV	CONV
Notes	Fixed Rate	Fixed Rate	7/6 ARM
Sales Price	\$575,000	\$575,000	\$575,000
% Down	10.00%	20.00%	20.00%
First Loan	\$517,500	\$460,000	\$460,000
Term	30 Years	30 Years	30 Years
Rate	7.125%	7.125%	6.625%
APR*	7.236%	7.139%	6.910%

CASH TO CLOSE

Down Payment	\$57,500	\$115,000	\$115,000
Closing Costs	\$3,980	\$3,980	\$3,980
Prepays/Impounds	\$707	\$628	\$584
Total \$ Required	\$62,187	\$119,608	\$119,564

HOUSING EXPENSE

First Loan P & I	\$3,486	\$3,099	\$2,945
Taxes, Ins & MI	\$1,036	\$958	\$958
Total Monthly Pmt	\$4,522	\$4,057	\$3,903

*APR = Annual Percentage Rate

Loan 3: Conventional 7/6 Adjustable Rate Mortgage

Years	Rate	Payment
1-7	6.625%	\$2,945
7½	8.625%	\$3,578
8	9.625%	\$3,910
8½	10.625%	\$4,251
9-30	11.625%	\$4,599

SOFR plus 3.250% margin. 2% 1st adjustment, 1% periodic & 5% lifetime CAP's. Fully indexed rate is 6.980% with a payment of \$3,054. APR may increase after consummation.



This is informational only and should not be relied upon by you. Jo Anne Johnson Real Estate Group Compass is not a mortgage lender. Contact Fairway Home Mortgage to learn more about your eligibility for its mortgage products. Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer and property qualification. Rates and fees are subject to change without notice. Cash reserves may be required for some conventional loans.