

700 Mandarin Flyway dr. #1702 Cedar Park, TX 78613

Lower Payments!

Seller temporary buydown Opportunity!

The seller is generously offering \$5,000 for closing costs or interest rate buy down. Also, ask about lender incentives and interest rate buy down options through Fairway Mortgage Company! Welcome to your dream home in the highly sought-after Silver Oak Townhomes in Cedar Park. This spacious 3-bedroom, 3.5-bathroom townhome offers modern luxury and convenience, ideally located near Brushy Creek Park, Twin Lakes YMCA, Apple, and major shopping, dining, and roadways. By Using the sellers approved lender AJ Miller can get up to 1% lender credit of the loan amount to closing costs or lower rate!



Mortgage Information

Loan Type	Conventional
Loan Term	30
Purchase Price	\$390,000
Down Payment (Can be adjusted)	\$78,000
Interest Rate	6.625%
Annual Percentage Rate (APR)	6.787%
Principal & Interest (P&I)	\$1,996
Estimated monthly taxes, insurance, mortgage insurance and HOA	\$1,000
Estimated Monthly Payment*	\$2,996

How does a temporary buydown work?

A temporary buydown allows the borrower to reduce their monthly payment for a set number of years. The full payment amount is still required, so the difference is paid by the seller, lender or sometimes the borrower in the form of a lump sum payment at time of close. This lump sum payment then is disbursed monthly to make up the difference between what the borrower is paying and the amount owed each month.

3/2/1 Temp -Year Buydown

Total Buydown Amount:

(Paid for by the seller, buyer, and/or lender based on the scenario)**

Seller \$7,146

	Interest Rate	Monthly Payment	Amount Saved
Buydown Year 1	4.625%	\$2,603	\$394
Buydown year 2	5.625%	\$2,794	\$202
Final Term	6.625%	\$2,996	

Contact me today to learn more!



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