



**6304 GUNFLINT DR.**

**AUSTIN, TX 78747**

**VIP COMMUNITY LENDING BENEFITS**

**PURCHASE PRICE: \$385,000**

**Beautiful Home in Vistas of Austin**

Welcome home to 6304 Gunflint Dr. This spacious 4 bedroom, 2.5 bath home offers 2,080 square feet of well-designed living space with all bedrooms and the laundry room conveniently located upstairs.

**Seller and Preferred lender to offer a no cost 2/1 buydown to eligible buyers.**

**FINANCE OPTIONS** *Based on a sales price of \$385,000*

FINANCING BASED ON LOAN PROGRAM	CONVENTIONAL Year 1	CONVENTIONAL Year 2	CONVENTIONAL Years 3-30
	30 Year Fixed	30 Year Fixed	30 Year Fixed
DOWN PAYMENT % / AMT	3.000% / \$11,550	3.000% / \$11,550	3.000% / \$11,550
LOAN AMOUNT	\$373,450	\$373,450	\$373,450
INTEREST RATE % / APR % *	5.25% / 7.765%	6.25% / 7.765%	7.25% / 7.765%
MONTHLY HOA	\$45	\$45	\$45
INSURANCE	\$175	\$175	\$175
TAXES	\$520	\$520	\$520
MORTGAGE INSURANCE	\$124	\$124	\$124
PRINCIPAL + INTEREST	\$2,062	\$2,299	\$2,548
TOTAL PAYMENT	\$2,926	\$3,163	\$3,412

Scenario 1 is based on a 30 Year Fixed Conventional, 3.000% down payment. Pricing based on FICO score of 780. The payment information above is based on market conditions as of 06-05-2025. Rates are subject to change at any time without notice. Interest rates may vary depending on past credit history, down payment, and approximate term. Any savings on the loan amount may vary, and any seller concessions are contingent on sellers. All loans are subject to approval. Terms and conditions may apply. \*Annual Percentage Rate.



**Logan Sampsel**  
Loan Officer NMLS 1975016

Mobile: 512.902.9257 | [logan.sampsel@vipmtginc.com](mailto:logan.sampsel@vipmtginc.com)  
[sampselgroup.com](http://sampselgroup.com)

5401 North Oracle Road; Tucson, AZ 85704



**Jennifer Leonard**  
REALTOR® LIC#: License #0742365

Office: 512.256.0021 | [jenniferleonard@realtyaustin.com](mailto:jenniferleonard@realtyaustin.com)  
14010 N HWY 183; Austin, TX 78717



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