

SPECIAL FINANCING & CLOSING COST INCENTIVE 1533 Frog Hollow Way, Wake Forest, NC 27587

EXCLUSIVE FINANCING OFFER AVAILABLE

**\$5,000 Lender Credit Towards Buyer's Closing Costs
PLUS Interest Rate Buy-Down Program**

Year 1: 4.25% Interest Rate

Year 2: 5.25% Interest Rate

Years 3-30: 6.25% Fixed Interest Rate

Subject to an acceptable offer and lender approval. Terms and conditions apply.

PAYMENT EXAMPLES *(Based on \$575,000 List Price)*

Scenario: \$575,000 Purchase Price with 10% Down (\$57,500) Loan Amount: \$517,500

Monthly Principal & Interest Payments:

- Year 1 @ 4.25%: \$2,545/month
- Year 2 @ 5.25%: \$2,857/month
- Years 3-30 @ 6.25%: \$3,186/month

YOUR SAVINGS:

- Year 1 Savings: \$641/month compared to Year 3+ rate
 - Year 2 Savings: \$329/month compared to Year 3+ rate
 - **Total 2-Year Payment Savings: \$11,640**
 - **PLUS \$5,000 Closing Cost Credit**
 - **TOTAL VALUE: \$16,640**
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CLOSING COST CONTRIBUTION

\$5,000 lender credit towards buyer's closing costs helps reduce your out-of-pocket expenses at closing. This can be applied towards:

- Loan origination fees
- Title insurance
- Appraisal fees

- Prepaid taxes and insurance
- Other standard closing costs

This significant contribution makes homeownership more affordable from day one.

WHY THIS MATTERS

- ✓ **\$5,000 closing cost credit** reduces your cash needed at closing
 - ✓ **Lower payments in Years 1-2** give you breathing room to settle into your new home
 - ✓ **Predictable rate** from Year 3 onward (6.25% fixed for remaining 28 years)
 - ✓ **Significant savings** during the critical first two years of homeownership
 - ✓ **No surprises** - you know exactly what your payment will be each year
 - ✓ **Total value of \$16,640** in savings and credits
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QUALIFICATION & NEXT STEPS

This special financing is available **subject to an acceptable offer** and standard lending qualification requirements.

For complete financing details, lender information, qualification requirements, and closing cost information:

Contact Listing Agent:

Michael Sanders
RE/MAX United
Phone: 919-218-7525
Email: mike@soldinraleigh.com

IMPORTANT NOTES

- \$5,000 closing cost credit and interest rate buy-down subject to acceptable offer and lender approval
- Interest rates and programs subject to change without notice
- All financing subject to credit approval and standard underwriting guidelines
- Monthly payment examples shown are principal and interest only; actual monthly payment will include taxes, insurance, and HOA fees
- Closing cost credit applied at closing and may vary based on actual closing costs
- Consult with listing agent for complete lender details, current rates, and personalized payment scenarios
- This is not a loan commitment or guarantee of financing

Property: 1533 Frog Hollow Way, Wake Forest, NC 27587

List Price: \$575,000

Listing Agent: Michael Sanders, RE/MAX United

Phone: 919-218-7525

Email: mike@soldinraleigh.com