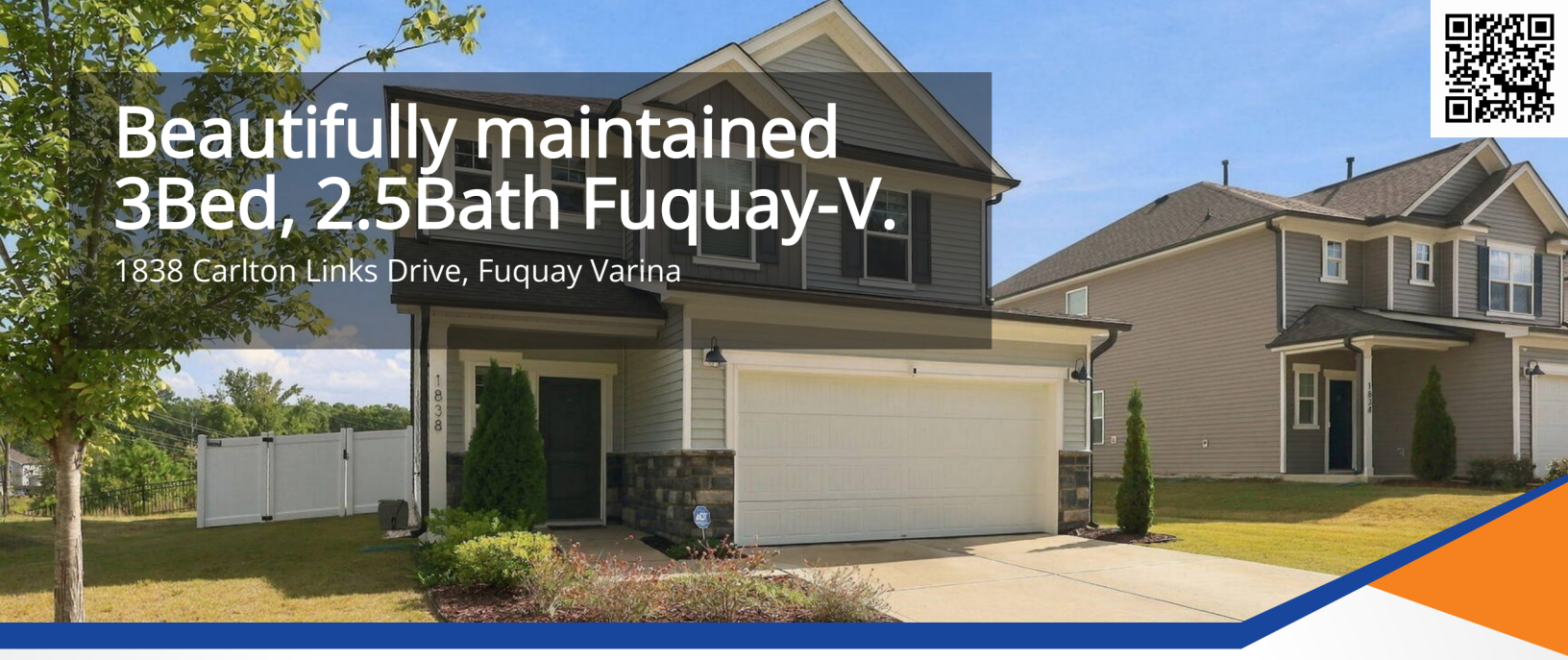


Beautifully maintained 3Bed, 2.5Bath Fuquay-V.

1838 Carlton Links Drive, Fuquay Varina

This residence enjoys a rare sense of seclusion with open space and minimal neighboring exposure on three sides. The open-concept main level offers an effortless sense of space, featuring stylish LVP flooring, abundant storage, and seamless flow for everyday living and entertaining. The kitchen showcases custom cabinetry, a walk-in pantry, generous counter space, and a refrigerator that conveys. French glass doors define the private office, while the spacious loft offers endless possibilities. Outdoor living shines with a screened-in and extended patio, creating a peaceful setting.Additional features include hardwired Ethernet, and a standby whole-home natural gas generator, whole-home surge protector, and dedicated garage outlet. With exceptional three-sided privacy, thoughtfully designed living spaces, and inviting outdoor areas, this residence offers a rare blend of comfort, and everyday convenience Up to $10,000 in seller and lender concessions available with acceptable offer. Use the credits for a 2/1 temporary rate buydown and enjoy reduced monthly mortgage payments during the first two years of homeownership.

Financing	Conv5%DP	CONV 5%DP	CONV 10%DP
Notes	NO Buydown	2/1 Buydown	2/1 Buydown
Sales Price	$419,900	$419,900	$419,900
% Down	5.00%	5.00%	10.00%
First Loan	$398,905	$398,905	$377,910
Term	30 Years	30 Years	30 Years
Rate	7.400%	5.400%	5.400%
APR*	7.718%	7.463%	7.343%
CASH TO CLOSE			
Down Payment	$20,995	$20,995	$41,990
Closing Costs	$7,054	$7,054	$7,054
Prepaids/Impounds	$4,733	$4,733	$4,669
Cost of Buydown	N/A	$9,466	$9,259
LNDR and SLR Credit	-$10,000	-$10,000	-$10,000
Total $ Required	**$22,782**	**$32,248**	**$52,971**
HOUSING EXPENSE			
First Loan P & I	$2,762	$2,240	$2,122
Taxes, Ins & MI	$614	$614	$536
Total Monthly Pmt	**$3,376**	**$2,854**	**$2,658**

*APR = Annual Percentage Rate

Loan 2: Conventional
2/1 Buydown

Years	Rate	Payment
1	5.400%	$2,240
2	6.400%	$2,495
3-30	7.400%	$2,762

Payment and rate does not adjust after year 3. Fully indexed rate is 7.400% with a payment of $2,762. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

Loan 3: Conventional
2/1 Buydown

Years	Rate	Payment
1	5.400%	$2,122
2	6.400%	$2,364
3-30	7.400%	$2,617

Payment and rate does not adjust after year 3. Fully indexed rate is 7.400% with a payment of $2,617. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

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Rates effective 10/14/26. This is informational only and should not be relied upon by you. eXp Realty, LLC - C is not a mortgage lender. Contact Movement Mortgage to learn more about your eligibility for its mortgage products. Movement Mortgage | NMLS ID 39179 (http://www.nmlsconsumeraccess.org/) **Financing is shown for comparison only. This is not a loan estimate, pre-qualification or commitment to lend. These amounts, including the APR, are estimates and do not account for all fees and costs that may affect loan terms, interest rates, or payment amounts. Calculations assume a minimum credit score of 720 and minimum down payment required per loan program. Cash reserves may be required for some conventional loans. Qualification required. Contact the listing agent for details. Movement Mortgage is Licensed by the N.J. Department of Banking and Insurance.