SMART CHOICE REALTY
Full Service. Smarter Fee.

SMARTPEOPLELIVEHERE.COM

Your next home.
A lower payment to start.

ASK ABOUT A SELLER-PAID 2-1 RATE BUYDOWN



$525,000

MAIN-LEVEL SUITES

Two main-level suites

Spacious upstairs loft

2-car garage

1225 Stonemill Falls Drive

Wake Forest, NC 27587 | Stonemill Falls

4 BEDROOMS | 3.5 BATHS | 2,622 SQ FT | 0.18 ACRE

TWO YEARS OF LOWER PAYMENTS

PAYMENT PERIOD	PAYMENT BASIS*	MONTHLY P&I*	MONTHLY SAVINGS*
Year 1	4.75%	**$2,601.72**	**$633.17**
Year 2	5.75%	**$2,910.57**	**$324.31**
Years 3-30	6.75%	**$3,234.88**	**Full payment**

Illustration: $525,000 price | 5% down ($26,250) | $498,750 loan.
30-year conventional fixed | Assumed 6.75% note rate.
Estimated seller-funded payment assistance: $11,490 over the first two years.



Amy Huller
Listing Specialist | Smart Choice Realty
919-395-0220
amy@smartpeoplelivehere.com



Andy Borter
Dash Home Loans | NMLS #77198
919-622-1159
andyb@dashhomeloans.com

*Illustration only; not a rate quote or commitment to lend. Note rate remains 6.75%; 4.75% and 5.75% calculate subsidized payments only. P&I excludes taxes, insurance, mortgage insurance and HOA dues. Buyer must qualify at the full note rate. Seller credit is subject to agreement, program limits and lender approval. Actual rates, APR, points and fees require a lender quote. Financing illustration pending lender confirmation. Dash Home Loans powered by Loan Pronto Inc., broker NMLS #1661781. Equal Housing Opportunity.