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



$450,000

ROOM TO SPREAD OUT

Screened porch

Fenced backyard

2024 roof & HVAC

817 Edgeware Way

Wake Forest, NC 27587 | Richland Hills

5 BEDROOMS | 2.5 BATHS | 3,118 SQ FT | 0.24 ACRE

TWO YEARS OF LOWER PAYMENTS

PAYMENT PERIOD	PAYMENT BASIS*	MONTHLY P&I*	MONTHLY SAVINGS*
Year 1	4.75%	**$2,230.04**	**$542.71**
Year 2	5.75%	**$2,494.77**	**$277.98**
Years 3-30	6.75%	**$2,772.76**	**Full payment**

Illustration: $450,000 price | 5% down ($22,500) | $427,500 loan.
30-year conventional fixed | Assumed 6.75% note rate.
Estimated seller-funded payment assistance: $9,848 over the first two years.



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*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.