

SEE AUSTIN BOARD OF REALTORS LISTING MLS: 2759742

This is from the sellers:

Example Option 1:

\$173,000 - sales price
\$ 86,500 - 50% down

\$ 86,500 - total seller financed amount

Seller financing initial terms:

- the loan is amortized over 30 years
- 5.5% interest (based on good credit history)
- 60 month balloon payment due (extensions are possibly by request and negotiation)

\$86,500 - Total financed

\$491.14 - per month P&I @ 5.5% (pmts for 60 mos)

(Must escrow taxes and insurance in the monthly payment also)

Paid principle after 60 mos = approx \$7,500

Paid interest after 60 mos = approx \$22,000

Total approx due after 60 mos = \$79,000

(\$86,500 - \$7,500 = \$79,000)

Example Option 2:

\$173,000 - sales price
\$ 51,900 - 30% down

\$121,100 - total seller financed amount

Seller financing initial terms:

- the loan is amortized over 30 years
- 6.5% interest (based on good credit history)
- 60 month balloon payment due (extensions are possibly by request and negotiation)

\$121,100 - Total financed

\$765.43 - per month P&I @ 6.5% (pmts for 60 mos)

(Must escrow taxes and insurance in the monthly payment also)

Paid principle after 60 mos = approx \$9,060

Paid interest after 60 mos = approx \$36,840

Total approx due after 60 mos = \$112,040

(\$121,100 - \$9,060 = \$112,040)

Option 3, next page

Example Option 3:

\$173,000 - sales price

\$ 43,250 - 25% down

\$129,750 - total seller financed amount

Seller financing initial terms:

- the loan is amortized over 30 years
- 7.5% interest (based on good credit history)
- 60 month balloon payment due (extensions are possibly by request and negotiation)

\$129,750 - Total financed

\$907.23 - per month P&I @ 7.5% (pmts for 60 mos)

(Must escrow taxes and insurance in the monthly payment also)

Paid principle after 60 mos = approx \$8,400

Paid interest after 60 mos = approx \$46,020

Total approx due after 60 mos = \$121,350

(\$129,750 - \$8,400 = \$121,350)