

FUNDAMENTAL MANAGEMENT LLC

3736 BEE CAVES RD, SUITE 1143 • AUSTIN • TEXAS • 78746
PHONE: 512-379-2338 • FAX: 512-686-1499

TBD Beadle Rd, Gatesville TX

Below outlines our terms for TBD Beadle Rd, Gatesville TX if owner financing is used. Some terms can be negotiated depending on the circumstance.

- 20 years max loan term
- Minimum 15% down payment
- 9.9% interest for the entirety of the loan
- No prepayment penalty
- Securennet Loan servicing in San Antonio--reports to Equifax to help build buyer credit with on time payments, manages escrow account / pays annual property taxes and insurance premiums, prepares IRS 1098 (mortgage interest) form.
- Buyer pays \$25 monthly loan servicing fee
- Buyer pays property tax escrow at closing *in addition to closing costs*
 - No homeowner's insurance required
- Credit report is required within 7 days of contract execution and once again during the life of the loan upon Fundamental Management LLC's request

Closing Costs

- With 25% or more down payment
 - Seller covers all closing costs
- With 20%-24% down payment
 - Buyer pays \$1,000 in closing costs. Seller covers the remainder.
- With 15%-19% down payment
 - Buyer pays \$2,000 in closing costs. Seller covers the remainder.

Trent Horter and Mike Springer
Fundamental Management, LLC

Offer Instructions for TBD Beadle Rd

Fundamental Management, LLC

1. **Seller:** Fundamental Management, LLC
 - a. Trenton Horter, Manager Member and Michael Springer, Manager Member
should both be included as signers
2. **Mailing Address:** 3736 Bee Caves Rd, Ste 1143, Austin, TX 78746
3. **Email Address:** Trent@spaceforaplace.com
4. **Phone Number:** 512-379-2338
5. **Licensed Agent:** Michael Springer is a member of Fundamental Management LLC and is a license broker in Texas which should be called out on the contract
6. **Closing Agent:** Brooke Heinsohn at Independence Title in Austin (Rollingwood branch)
- bheinsohn@independencetitle.com
 - a. Brooke is located in Austin. Independence has an agreement set up across all Independence Title offices to do complimentary closings. The Buyer can close at an Independence Title branch that is most convenient to them or remotely with a mobile notary. Earnest money can also be dropped off at any Independence Title location, sent via overnight mail, or deposited electronically.
7. **If Seller Financing is Used:** Please reference the Owner Financing sheet for details around closing cost allocation, monthly loan servicing fee to be paid by borrower, prepaid escrows, interest rate and loan length.
 - a. In the special provisions section, please include the following...
 - i. Confirm amount of closing costs to be covered by Buyer
 - ii. Confirm monthly loan servicing fee (\$25) to be covered by Buyer
 - iii. Buyer closing cost amount in special provisions supersedes all other references to closing costs in contract
 - b. On the Seller Financing Addendum, please ensure the following...
 - i. Paragraph A: The last box is checked and the following is included:
"Buyer agrees to submit a credit report to the Seller within 7 days of contract execution AND once during the life of the loan, at Lender's request"
 - ii. Paragraph C: Please ensure this is filled out completely
 - iii. Paragraph D: For the Deed of Trust, please ensure...
 1. **Consent Required** is checked in sub-bullet 1
 2. **Escrow Required** is checked for sub-bullet 2