

# 78 Tubac Street Conroe, TX 77304



Ready to live a life of leisure in beautiful Panorama Village?

CHANGE IMAGE AT LEFT



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate	VA Fixed Rate	FHA REG Fixed Rate
Sales Price	\$335,000	\$335,000	\$335,000	\$335,000	\$335,000
% Down	20.00%	10.00%	5.00%	0.00%	3.50%
First Loan	\$268,000	\$301,500	\$318,250	\$342,202	\$328,932
Term	30 Years	30 Years	30 Years	30 Years	30 Years
Rate	6.250%	6.250%	6.250%	6.000%	6.000%
APR*	6.339%	6.677%	6.854%	6.308%	6.807%

CASH TO CLOSE					
Down Payment	\$67,000	\$33,500	\$16,750	\$0	\$11,725
Closing Costs	\$3,799	\$3,899	\$3,949	\$3,562	\$3,604
Prepays/Impounds	\$5,498	\$6,518	\$7,122	\$5,653	\$5,621
<b>Total \$ Required</b>	<b>\$76,297</b>	<b>\$43,917</b>	<b>\$27,821</b>	<b>\$9,215</b>	<b>\$20,950</b>

HOUSING EXPENSE					
First Loan P & I	\$1,650	\$1,856	\$1,960	\$2,052	\$1,972
Taxes, Ins & MI	\$691	\$847	\$940	\$691	\$839
<b>Total Monthly Pmt</b>	<b>\$2,341</b>	<b>\$2,703</b>	<b>\$2,900</b>	<b>\$2,743</b>	<b>\$2,811</b>

\*APR = Annual Percentage Rate

Nestled on the golf course, this home provides access to the best that Panorama has to offer. A rare 1 1/2 story makes for THE PERFECT floor plan for a wide variety of buyers. The home just recently underwent major improvements including a full interior and exterior paint job, a new roof, new carpet, etc. It is CLEAN and move in ready for its future owner. Panorama offers an exclusive golf club if you'd like to dine with a loved one within the confines of your own tight knit community. There are lots of community events to keep you engaged and entertained throughout the year. With no HOA you'll enjoy a balance of a luxury lifestyle, with more freedom than the traditional neighborhood. The home itself has a fantastic layout and a lot to offer for the right buyer. We would love for you to come see it for yourself! Get your appointment booked today!

**Dawn Futch**  
Loan Officer  
2090515

☎ 713-397-8198  
☎ 936-447-5626  
✉ dawn@crystalclearmortgage.com



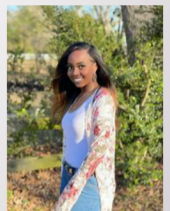
Crystal Clear Mortgage, LLC

18001 Highway 105 West 109  
Montgomery TX 77356



**Jade Sandiford**  
REALTOR®  
752493

☎ 281-779-7149  
✉ jade.sandiford@preproperties.com



Berkshire Hathaway  
HomeService

13080 Highway 105 West #130  
CONROE TX 77304



This is informational only and should not be relied upon by you. Berkshire Hathaway HomeService is not a mortgage lender. Contact Crystal Clear Mortgage, LLC to learn more about your eligibility for its mortgage products. Company NMLS 270528 Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer and property qualification. Rates and fees are subject to change without notice. Cash reserves may be required for some conventional loans.