Preliminary Owner Financing Terms

The Seller is willing to consider offering owner financing to qualified purchasers under the following preliminary terms:

- **Financing Type:** Contract for Deed
- **Down Payment:** 10% of the purchase price due at closing
- **Interest Rate:** 10.00% per annum
- **Amortization:** 30-year amortization schedule
- **Balloon Payment:** Remaining principal balance due in full twenty-four (24) months from the date of closing
- **Document Preparation:** Seller shall have a Texas-licensed attorney prepare the Contract for Deed and all related financing documents.
- **Closing Costs:** Buyer and Seller shall each pay their customary closing costs unless otherwise agreed.
- **Prepayment:** Buyer may prepay the loan, in whole or in part, without penalty.
- **Taxes & Insurance:** Buyer shall be responsible for all property taxes, insurance, and maintenance of the property during the term of the Contract for Deed.
- **Qualification:** Owner financing is subject to Seller's approval of the Buyer's financial qualifications and execution of mutually acceptable financing documents.

These terms are preliminary in nature and are provided for discussion purposes only. Final terms, conditions, and documentation are subject to negotiation and approval by both Buyer and Seller.