PILGRIM MORTGAGE

5.25%*

166 TWISTLEAF DR, BUDA, TX 78610

$399,999 | 2,355 SQF | 3 BEDS | 2.5 BATHS

$8,464 IN SAVINGS!
*WHEN YOU WORK WITH KIM PAMPELL

CONVENTIONAL SCENARIO

2-1 LENDER PAID BUYDOWN EXAMPLE

$359,100 LOAN AMOUNT | APR: 6.414%

	INTEREST RATE	MONTHLY P&I PAYMENT	MONTHLY SAVINGS
YEAR 1	5.25%	$1,982.96	$466.74
YEAR 2	6.25%	$2,211.04	$238.66
YEAR 3-30	7.25%	$2,449.70	

2 YEAR TOTAL SAVINGS: $8,464.80

Example provided is based on a 10% down payment, a credit score of 740 on a Conventional loan product, and an owner-occupied property. 1% discount fee to buyer was in the rate quote. Rates are effective as of August 5, 2026, and are subject to change without prior notice. Please note, this does not constitute a commitment to lend, and additional qualification criteria and conditions will apply.

The 2-1 Buydown Program

With our 2-1 Buydown Program, the lender will cover the cost of reducing your interest rate for the initial two years.

In the **first year**, your interest rate will be 2% lower. For the **second year**, it will be 1% lower. For years three through thirty, it will return to the original note rate.

Enjoy a smoother transition into homeownership with reduced mortgage payments during the first two years. Don't hesitate to contact me so we can discuss all your financing options!

Stephanie Lewis

MAG REAL ESTATE

(830) 290-4302
realtorstephlewis@gmail.com

Kim Pampell

LOAN OFFICER, NMLS #1139084

(832) 755-7774
kim.pampell@pilgrimmtg.com
kimpampell.com