



# UP TO \$20K OFF

## SELECT INVENTORY PRICING



### INVESTOR

**10/6 ARM**

Interest Rates as Low as **3.5%-3.75%**  
Up to **\$10K** toward LLPA's

### PRIMARY BUYER

**VA, FHA, CONV**

**\$25k** seller concession for rate buy down  
Up to **\$10k** toward Closing Costs

Address	Plan	Stories	Total Livable Sq. Ft.	Sq. Ft. per Unit	Bedrooms per Unit	Bathrooms per Unit	Garages per Unit	List Price	Special Pricing
<b>EMMA PARK • OFF HILLSIDE TERRACE • BUDA, TX 78610 • 1.74% TOTAL TAX RATE</b>									
435 Cross Barn	1484 B	1 Story	2,968	1,484	3	2	2	\$623,500	<b>\$603,500</b>
455 Cross Barn	1484 B	1 Story	2,968	1,484	3	2	2	\$623,500	<b>\$603,500</b>
481 Cross Barn	1484 B	1 Story	2,968	1,484	3	2	2	\$623,500	<b>\$603,500</b>
<b>PENDING</b> 428 Cross Barn	1676 B	2 Story	3,352	1,676	4	2.5	2	\$637,500	<b>\$617,500</b>
<b>ABBOTT RUN • ABBOTT RD NEAR FM 1518 • ST HEDWIG, TX 78152 • 1.73% TOTAL TAX RATE</b>									
3915 Abbott Pass	1345	2 Story	2,690	1,345	3	2.5	1	\$477,500	<b>\$460,000</b>
3916 Abbott Pass	1345	2 Story	2,690	1,345	3	2.5	1	\$477,500	<b>\$460,000</b>
<b>SOLD</b> 3920 Abbott Pass	1345	2 Story	2,690	1,345	3	2.5	1	\$477,500	<b>\$460,000</b>
<b>SOLD</b> 3924 Abbott Pass	1345	2 Story	2,690	1,345	3	2.5	1	\$477,500	<b>\$460,000</b>
<b>PENDING</b> 3928 Abbott Pass	1345	2 Story	2,690	1,345	3	2.5	1	\$477,500	<b>\$460,000</b>
<b>SOLD</b> 3932 Abbott Pass	1345	2 Story	2,690	1,345	3	2.5	1	\$477,500	<b>\$460,000</b>
3936 Abbott Pass	1345	2 Story	2,690	1,345	3	2.5	1	\$477,500	<b>\$460,000</b>
3925 Abbott Pass	1345	2 Story	2,690	1,345	3	2.5	1	\$477,500	<b>\$460,000</b>
<b>MORGAN'S RIDGE • HWY 211 NEAR CULEBRA • SAN ANTONIO, TX 78253 • 2.53% TOTAL TAX RATE</b>									
15526 Suess Hill	5736 B	2 Story	2,560	1,280	3	2	2	\$502,000	<b>\$492,000</b>
<b>SOLD</b> 5103 Cindy Branch	5736 B	2 Story	2,560	1,280	3	2	2	\$502,000	<b>\$492,000</b>

**Plus, Get 3% Buyer's Agent Commission and \$5k Buyer's Agent Bonus**

### CONTACT OUR SALES AGENTS TO GET STARTED!



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\*Interest rate through through CMG Mortgage NMLS #291490 / Reed Hazard Team.

**TwoTenCommunities.com**

**VA Payment example:** Rate provided 3.25.26 by Reed Hazard, CMG Mortgage. Stated rate may change or may not be available at time of rate lock. If you bought a \$545,000 home with a 30 year loan at a fixed rate of 6.5% (6.774% Annual Percentage Rate), with a down payment of 0%, for a loan amount of \$545,000 you would make 360 monthly payments of \$3,445. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. If you bought a \$545,000 home with a 30 year loan at a fixed rate of 4.49% (4.65% Annual Percentage Rate), with a down payment of 0%, for a loan amount of \$545,000 you would make 360 monthly payments of \$2,758. Credit does not include VA funding fee. VA funding fee, if applicable, is financed into the new loan. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. **FHA Payment example:** Rate provided 3.25.26 by Reed Hazard, CMG Mortgage. Stated rate may change or may not be available at time of rate lock. If you bought a \$545,000 home with a 30 year loan at a fixed rate of 4.875% (5.472% Annual Percentage Rate), with a down payment of 3.5%, for a loan amount of \$525,925 (includes upfront mortgage insurance premium) you would make 360 monthly payments of \$2,785. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. Rates based on 660 Fico score. If you bought a \$545,000 home with a 30 year loan at a fixed rate of 6.5% (6.774% Annual Percentage Rate), with a down payment of 3.5%, for a loan amount of \$525,925 (includes upfront mortgage insurance premium) you would make 360 monthly payments of \$3,324. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. **10/6 ARM Payment example:** Rate provided 3.25.2026 by Reed Hazard, CMG Mortgage 10/6 ARM. Stated rate may change or may not be available at time of rate lock. Example: Purchase Price \$545,000, 25% Down Payment, \$408,750 Loan Amount, 30-year term, initial interest rate 3.5% (4.841% APR) for initial 120 payments of \$1,835. **Post Introductory Period Example:** Interest Rate = SOFR + Margin. Payment can adjust every 6 months. Sample Repayments at month 120 with balance of \$316,482: 3% Margin, 3.66% SOFR (03/25/2026), 6.66% variable rate, \$2,034 monthly payment. At max interest rate of 9.75% payment is \$2,719. Rates based on 780 FICO score. **Conventional 30 Year Fixed Payment example:** Rate provided 3.25.2026 by Reed Hazard, CMG Mortgage. Stated rate may change or may not be available at time of rate lock. If you bought a \$545,000 home and put 5% down, for a loan amount of \$517,750, with a 30 year term at a fixed rate of 4.75% (Annual Percentage Rate 4.784%), you would make 360 payments of \$2,701.