

AFFORDABLE LUXURY • MOVE-IN READY DUPLEXES

SLAM DUNK DEAL!

LIMITED TIME RATES EXCLUSIVE

Abbott Run & Morgan's Ridge SPECIAL INTEREST RATES**

3.5%
10/6 ARM
25% DOWN+

4.25%
30-YEAR FIXED
5% DOWN+

4.49%
VA LOAN
0% DOWN
\$0 CLOSING COST

Contact Our Sales Agents To Get Started!



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PLUS, GET 3% BUYER'S AGENT COMMISSION

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

TwoTenCommunities.com

Rate provided 1.1.2026 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 \$477,500, 25% Down Payment, \$358,125 Loan Amount, 30-year term, initial interest rate 3.5% (4.841% APR) for initial 120 payments of \$1,608. **Post Introductory Period Example:** Interest Rate = SOFR + Margin. Payment can adjust every 6 months. Sample Repayments at month 120 with balance of \$277,285: 3% Margin, 3.75% SOFR (01/01/2026), 6.75% variable rate, \$2,323 monthly payment. At max interest rate of 8.5% payment is \$2,754. Rates based on 780 FICO score. 30 year fixed at 4.25% may change or may not be available at time of rate lock. Interest rate is subject to the borrowers ability to qualify and may have loan discount points associated. Please apply to get your exact terms for either product listed above.

VA Payment example: Rate provided 1.22.26 by Reed Hazard, CMG Mortgage. Stated rate may change or may not be available at time of rate lock. If you bought a \$552,000 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 \$2,794. 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. If you bought a \$552,000 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 \$552,000 you would make 360 monthly payments of \$3,489. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. **Some veterans are exempt from the VA Funding Fee**, including Veterans who receive compensation for service-connected disabilities, Veterans who would receive disability compensation if they didn't receive retirement pay, Veterans rated as eligible to receive compensation based on a pre-discharge exam or review, Veterans who can but are not receiving compensation because they're on active duty, Purple Heart recipients, and surviving spouses who are eligible for a VA loan.