



49 Cozy Haven, Fuquay Varina



The Capstone floor plan by David Weekley Homes, now available in the Triangle area, offers a perfect balance of timeless elegance and exceptional craftsmanship in a warm and inviting single-family home. The open-concept family and dining areas provide vibrant, versatile spaces that inspire creativity and personal style. The spacious kitchen island is the heart of the home—ideal for sharing homemade bites or celebrating everyday wins with friends and family. Unwind in the luxurious Owner's Bath, then explore the impressive walk-in closet before retreating to your serene Owner's Suite. Each secondary bedroom offers its own charm and flexibility, perfect for guests, hobbies, or work-from-home setups. Want to learn more about the cutting-edge energy efficiency features designed to elevate daily living? Reach out to the David Weekley Homes team at Serenity.

| Financing Notes | CONV 2/1 Buydown | CONV 2/1 Buydown |
|-----------------|------------------|------------------|
| Sales Price     | \$530,000        | \$530,000        |
| % Down          | 10.00%           | 5.00%            |
| First Loan      | \$477,000        | \$503,500        |
| Term            | 30 Years         | 30 Years         |
| Rate            | 4.990%           | 4.990%           |
| APR*            | 6.790%           | 6.867%           |

| CASH TO CLOSE            |                 |                 |
|--------------------------|-----------------|-----------------|
| Down Payment             | \$53,000        | \$26,500        |
| Closing Costs            | \$7,054         | \$7,054         |
| Prepays/Impounds         | \$4,182         | \$4,258         |
| Cost of Buydown          | \$11,113        | \$11,730        |
| LNDR and SLR Credit      | -\$16,833       | -\$15,900       |
| <b>Total \$ Required</b> | <b>\$58,516</b> | <b>\$33,642</b> |

| HOUSING EXPENSE          |                |                |
|--------------------------|----------------|----------------|
| First Loan P & I         | \$2,558        | \$2,700        |
| Taxes, Ins & MI          | \$422          | \$458          |
| Homeowners Assoc.        | \$90           | \$90           |
| <b>Total Monthly Pmt</b> | <b>\$3,069</b> | <b>\$3,248</b> |

\*APR = Annual Percentage Rate

| Loan 2: Conventional 2/1 Buydown  |        |         |
|---|--------|---------|
| Years   | Rate   | Payment |
| 1   | 4.990% | \$2,558 |
| 2   | 5.990% | \$2,857 |
| 3-30  | 6.990% | \$3,170 |
| Payment and rate does not adjust after year 3. Fully indexed rate is 6.990% with a payment of \$3,170. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation. |        |         |
| Loan 3: Conventional 2/1 Buydown  |        |         |
| Years   | Rate   | Payment |
| 1   | 4.990% | \$2,700 |
| 2   | 5.990% | \$3,016 |
| 3-30  | 6.990% | \$3,346 |
| Payment and rate does not adjust after year 3. Fully indexed rate is 6.990% with a payment of \$3,346. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation. |        |         |



**Tammi Rowe**

Loan Officer

NMLS#: 117643

📞 919-624-5550

🌐 [www.tammirowe.com](http://www.tammirowe.com)

✉ [tammi.rowe@movement.com](mailto:tammi.rowe@movement.com)



**MOVEMENT**  
MORTGAGE

Movement Mortgage

4700 Falls of Neuse Rd Ste 225  
Raleigh NC 27609



Rates effective 07/2/25. Movement Mortgage | NMLS ID 39179 \*\*Financing is shown for comparison only. This is not a loan estimate, pre-qualification or commitment to lend. These amounts, including the APR, are estimates and do not account for all fees and costs that may affect loan terms, interest rates, or payment amounts. Calculations assume a minimum credit score of 720 and minimum down payment required per loan program. Cash reserves may be required for some conventional loans. Qualification required. Contact the listing agent for details.