

123 Sandmeyer | San Antonio, TX 78208

3 Bed | 2 Bath | 1,488 SQFT.

OFFERED AT

\$249,999



unlock
**LOWER
PAYMENTS**

with our **Lender Paid
2/1 Buydown**

SAVE \$305.81/Month
on the first year of the payments

HOW DOES IT WORK?

With a **lender-paid** buydown, your lender covers the cost to temporarily reduce your interest rate for the first 2 years of your loan, allowing you to save money along the way.

Bonus: Refi-Free Program.** Our Refi-Free Program gives you the best of both worlds. Lock in an interest rate you like today for your new home, and if rates drop within the next 24 months, you can refinance with reduced closing costs. Be certain today, and have flexibility tomorrow.

EXAMPLE: MONTHLY PAYMENTS

\$1,531.41

\$1,225.60

4.375%

APR 7.379%

YEAR 1

\$1,374.56

5.375%

APR 7.379%

YEAR 2

6.375%

APR 7.379%

YEAR 3

Payment amounts assume a 680 credit score and 3.5% down payment and only include principal and interest. Taxes and insurance not included. APR was determined on 10/24/2025. Pricing shown also includes 0.185 borrower-paid discount points (0.185% of loan amount).

Contact us to learn more!



Johnny Escamilla
LOAN OFFICER

NMLS 1607597
210.837.2693
jescamilla@altahl.com
altahl.com/loan-officers/johnny-escamilla
815 Hawthorne St
Houston, TX 77006



Megan Flores
REALTOR

Phyllis Browning Company
Mflores@phyllisbrowning.com
M: 210.873.3953
6061 Broadway
San Antonio, TX 78209

alta HOME
LENDING

B
PHYLLIS BROWNING CO.
REAL ESTATE

The material provided in this advertisement is for informational purposes only and is subject to change without notice. This is not an offer for an extension of credit or a commitment to lend. For additional information about Alta Home Lending, visit altahl.com. Republic State Mortgage Co. d/b/a Alta Home Lending, NMLS ID # 62411, www.nmlsconsumeraccess.org. **Client is eligible for our Refi-Free Program when they lock their initial rate on a purchase or refinance home loan with Alta Home Lending. The "Refi-Free Program" grants eligibility for waived fees on a new refinance loan on the same property between 6 and 24 months after closing date of eligible loan. Alta Home Lending will cover the following fees as a lender-paid credit: first appraisal fees, credit report, tax certification, flood certification, and other origination fees up to 1% of the loan value. Offer may not be redeemed for cash or credit and is nontransferable. Offer cannot be retroactively applied to any loans. Offer may not be used with any other discounts, promotions or interest-only/buy-down and second lien products. This offer is subject to changes or cancellation at any time at the sole discretion of Alta Home Lending. Additional restrictions/conditions may apply. This is not a commitment to lend.