Buyer information package



514 Friendship Road

Mary Esther, FL 32569 | Florosa | MLS number pending

$429,900

3 bedrooms | 2 full baths | 1,894 sq ft

0.17 acres | an attached garage | Built 2022

A 2022 brick home with a VA loan you can take over.

Prepared November 17, 2026. Photos, video and current details:

514friendship.greggcostin.com

The home & the way it lives

Brick, one level, built in 2022

County records show 1,894 heated and cooled square feet on a lot of about 0.17 acre. The living room, dining area and kitchen are open to one another, and the primary suite has a soaking tub, a tiled walk-in shower and a double vanity.





Open living, tray ceilings

The living room, dining area and kitchen are open to one another, with tray ceilings in the living room and the primary bedroom.

A full primary suite

The primary bath has a soaking tub, a tiled walk-in shower and a double vanity.

Outside

A covered front entry, a covered back porch, an attached garage and a widened driveway. The sellers report an irrigation well with a timed sprinkler system.

The assumable VA loan

4% fixed rate | 4.06% APR

Estimated principal and interest: $1,952.63 a month

Principal and interest only. Property taxes and insurance are not included, so the actual payment will be greater. About $54,900 down (12.8% of the price) covers the seller's equity, and 307 monthly payments of $1,952.63 remain, the last due June 2052.

Against a new VA loan at 7.5%

Assume the existing VA loan	$1,953 a month
New 30-year VA loan at 7.5%, same amount	$2,622 a month
Difference	**$669 a month | $8,000 a year | $40,200 over five years**

7.5% is an example rate for a new VA loan, used only for comparison. It is not a quote or an offer of credit, and a lender's rate and APR may be higher or lower. Both payments are principal and interest only. Carried to the end of each loan, the assumed loan costs about $344,000 less and is paid off 4.4 years sooner.

Loan costs at closing

Same loan amount, same cash down	New VA loan	Assume this loan
VA funding fee	1.25% | $4,688	0.5% | $1,875
Lender or servicer fee	Up to 1% | $3,750	Up to $704
VA appraisal	$700	Not charged
Florida intangible tax on a new mortgage	$750	None
Total	**Up to $9,888**	**About $2,579**

Estimated difference: $3,600 to $7,300 less at closing

The range depends on what a lender would charge to originate a new loan. A buyer exempt from the VA funding fee pays it on neither loan, and the difference is about $700 to $4,500. The assumption funding fee and servicer fees are paid in cash at closing. Florida documentary stamp tax, title insurance, recording, insurance and tax reserves apply either way and are not shown.

Who can assume it, and what to confirm

A VA-eligible buyer who will live in the home and can substitute their own VA entitlement for the sellers', which the sellers require, with the loan servicer's approval.

Confirm before you offer: these figures are estimates built from the seller-reported rate and loan balance and the public purchase record, not from the loan servicer. The servicer's assumption statement sets the exact balance, payment and funds due, and I request it before you write an offer. No approval, rate or payment is promised. I am a Realtor, not a loan officer. Check with your lender to verify these numbers and rates.

Not a loan estimate or a commitment to lend. Sources: VA funding fee chart (effective April 7, 2023); VA Circular 26-23-10 and its Change 1; VA Circular 26-24-5; VA appraisal fee table (effective May 1, 2026); 38 CFR 36.4313; sections 199.133 and 199.145, Florida Statutes. Checked November 17, 2026.

Before you make an offer

Taxes, insurance and restrictions

The sellers report no mandatory homeowners association. Get your own insurance quotes and property tax estimate, because the current owners' tax bill reflects a homestead exemption. Ask about any deed restrictions before you make an offer.

Disclosures and systems

Ask for the sellers' property and flood disclosures, permits and any survey. The sellers report public water and sewer, an irrigation well with a timed sprinkler system, electric heat and an electric water heater. Confirm each one during your inspection.

Measurements and lot

County records show 1,894 heated and cooled square feet; an earlier MLS record, taken from the building plans, showed 1,909. The lot is about 0.17 acre per county records. The legal description and the county map differ on its depth, so rely on a survey for the boundaries.

Documents & questions to request

- The servicer's assumption statement: balance, payment, escrow and funds due.
- Your VA certificate of eligibility, to confirm the entitlement you can substitute.
- Current seller property and flood disclosures.
- Survey, permits and included appliances.
- Property tax and insurance estimates.

This package summarizes current listing information and the supplied seller documents; it is not a substitute for the complete disclosures, inspections, HOA documents or lender approval. Information is deemed reliable but not guaranteed. Confirm current terms before relying on figures.

Gregg Costin | (850) 266-5005 | greggcostin@gmail.com