



ACCESS FINANCIAL GROUP
SAFETY ♦ LIQUIDITY ♦ SIMPLICITY

1223 Rockwood Avenue

Colorado Springs, CO 80905

2-Bedroom, 1-Bath, Ranch Home. 790 Square Feet

\$175,000.00

SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES



Seller is pleased to offer this 2 Bedroom home for sale for \$175,000.00 with either 5% down (\$8,750.00) for a lease option to purchase or 10% down (\$17,500.00) for a loan purchase.

Please see terms on back side

ACCESS FINANCIAL GROUP, LLC

1417 Potter Drive #105

Colorado Springs, CO 80909

Tele 719-550-9898 / Fax 866-641-4558

jon@accmtg.com

SPECIAL **SELLER** FINANCING

	<u>#1</u>	<u>#2</u>
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 175,000.00	\$ 175,000.00
Non-Refundable Option Deposit	\$ 8,750.00	\$ 17,500.00
Loan Amount Including 2% Origination Fee	\$ 169,575.00	\$ 160,650.00
Monthly Payment		
Principal and Interest (10.00% Int)	\$ 1,488.14	\$ 1,409.82
Taxes (1/12)	\$ 33.00	\$ 33.00
INSURANCE (Estimate - 1/12)	\$ 75.00	\$ 75.00
Total Est Mortgage Payment	\$ 1,596.14	\$ 1,517.82
	APR 10.35 %	APR 10.29 %
Option Rent for 3 years		
Rent: 1st Yr	\$ 1,095.00	N/A
Rent: 2nd Yr	\$ 1,295.00	N/A
Rent: 3rd Yr	\$ 1,495.00	N/A
Est. Buyer closing costs (cash at closing)		
Lenders Title Insurance	\$ 325.00	\$ 325.00
Title Closing Fee	\$ 350.00	\$ 350.00
Appraisal Fee	\$ 350.00	\$ 350.00
Credit Report Fee	\$ 35.00	\$ 35.00
Document Preparation	\$ 150.00	\$ 150.00
1 Year Insurance Escrow	\$ 900.00	\$ 900.00
3 Months Tax Escrow	\$ 99.00	\$ 99.00
Estimated Total Closing Costs	\$ 2,209.00	\$ 2,209.00

*Principal and interest payments shall be fixed for 3 years from date of option or purchase. The payment may change annually commencing the 4th year for the remaining 27 years to 4.75% over the published U.S. Prime Rate. No adjustment shall be more that 1% in any one year or more than 12% during the life of the loan.

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719-550-9898

Jon Perlet

Access Financial Group, Limited Liability Company

NMLS: #234852