

SPECIAL **SELLER** FINANCING

2226 Bison Drive

Colorado Springs, CO 80911

3-Bedroom, 1-Bath, Ranch Home, 930 Square Feet

\$240,000.00

SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES



Seller is pleased to offer this 3 Bedroom Home for sale for \$240,000.00 with either 5% down (\$12,000.00) for a lease option to purchase or 10% down (\$24,000.00) for a loan purchase.

Please see terms on back side

ACCESS FINANCIAL GROUP

1417 Potter Drive #105

Colorado Springs, CO 80909

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

info@accmtg.com



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GROUP**

SPECIAL *SELLER* FINANCING

	<u>#1</u>	<u>#2</u>
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 240,000.00	\$ 240,000.00
Non-Refundable Option Deposit	\$ 12,000.00	\$ 24,000.00
Loan Amount Including 2% Origination Fee	\$ 232,560.00	\$ 220,320.00
Monthly Payment		
Principal and Interest (10.00% Int)		\$ 1,933.48
Taxes (1/12)		\$ 61.92
INSURANCE (Estimate - 1/12)		\$ 125.00
Total Est Mortgage Payment		\$ 2,120.40
	APR	APR
		10.25%
Option Rent for 3 years		
Rent: 1st Yr	\$ 1,500.00	N/A
Rent: 2nd Yr	\$ 1,700.00	N/A
Rent: 3rd Yr	\$ 1,900.00	N/A
Est. Buyer closing costs (cash at closing)		
Lenders Title Insurance		\$ 425.00
Title Closing Fee		\$ 380.00
Appraisal Fee		\$ 350.00
Credit Report Fee		\$ 50.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 1,500.00
3 Months Tax Escrow		\$ 185.76
Estimated Total Closing Costs		\$ 3,040.76

*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 6.75% 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.

JON PERLET
ACCESS FINANCIAL GROUP
NMLS: #234852

Visit www.accmtg.com for more information. For inquiries or to schedule a private viewing call (719) 550 9898 or email jon@accmtg.com



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