

# SPECIAL **SELLER** FINANCING

**3455 Spitfire Drive**

**Colorado Springs, CO 80911**

5-Bedroom, 4-Bath, 2 Story Home, 3,407 Square Feet, 3 Car Attached Garage, AC  
\$410,000.00

**SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES**



Seller is pleased to offer this 5 Bedroom Home for sale for \$410,000.00 with either 5% down (\$20,500.00) for a lease option to purchase or 10% down (\$41,000.00) 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](mailto:info@accmtg.com)**



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# SPECIAL *SELLER* FINANCING

	<u>#1</u>	<u>#2</u>
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
<b>Purchase Price</b>	\$ 410,000.00	\$ 410,000.00
Non-Refundable Option Deposit	\$ 20,500.00	\$ 41,000.00
Loan Amount Including 2% Origination Fee	\$ 397,290.00	\$ 376,380.00
Monthly Payment		
Principal and Interest (9.50 % Int)		\$ 3,165.21
Taxes (1/12)		\$ 183.00
INSURANCE (Estimate - 1/12)		\$ 125.00
<b>Total Est Mortgage Payment</b>		\$ 3,473.21
		APR 9.75%
<b>Option Rent for 3 years</b>		
Rent: 1st Yr	\$ 2,400.00	N/A
Rent: 2nd Yr	\$ 2,800.00	N/A
Rent: 3rd Yr	\$ 3,200.00	N/A
<b>Est. Buyer closing costs (cash at closing)</b>		
Lenders Title Insurance		\$ 380.00
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		\$ 549.00
<b>Estimated Total Closing Costs</b>		\$ 3,359.00

\*Principal and interest payments shall be fixed for 3 years from date of option or purchase. The payment may change annually commencing the 4<sup>th</sup> year for the remaining 27 years to 6.25% 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](http://www.accmtg.com) for more  
information. For inquiries or to schedule  
a private viewing call (719) 550 9898 or  
email [jon@accmtg.com](mailto:jon@accmtg.com)



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