



719-550-9898
Fax 866-641-4558



info@accmtg.com



www.accmtg.com



1417 Potter Drive, #105
Colorado Springs, CO
80909



SPECIAL SELLER FINANCING

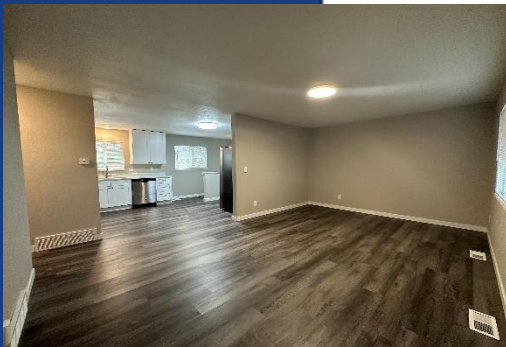


ACCESS
FINANCIAL
GROUP

4032 BROWNING AVE. COLORADO SPRINGS, CO 80910

Seller is pleased to offer this 4 Bedroom Home for sale for \$390,000.00 with either 5% down (\$19,500.00) for a lease option to purchase or 10% down (\$39,000.00) for a loan purchase.

Please see the terms on the back side.



4 Bedrooms with
Great Quality



2 Bathrooms



Ranch Style
Home



2 Car Attached
Garage

SPECIAL SELLER FINANCING

	<u>#1</u> Option to Purchase	<u>#2</u> Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 390,000.00	\$ 390,000.00
Non-Refundable Option Deposit	\$ 19,500.00	\$ 39,000.00
Loan Amount Including 2% Loan Discount Fee	\$ 377,910.00	\$ 358,020.00
Monthly Payment		
Principal and Interest (9.50 % Int)		\$ 3,010.41
Taxes (1/12)		\$ 91.75
INSURANCE (Estimate - 1/12)		\$ 175.00
Total Est Mortgage Payment		\$ 3,277.16
	APR	9.85%
Option Rent for 3 years		
Rent: 1st Yr	\$ 2,500.00	N/A
Rent: 2nd Yr	\$ 2,800.00	N/A
Rent: 3rd Yr	\$ 3,100.00	N/A
Est. Buyer closing costs (cash at closing)		
Lenders Title Insurance		\$ 525.00
Title Closing Fee		\$ 400.00
Appraisal Fee		\$ 550.00
Credit Report Fee		\$ 70.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 2,100.00
3 Months Tax Escrow		\$ 275.25
Estimated Total Closing Costs		\$ 4,070.25

*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 2.00% over the published U.S. Prime Rate. No adjustment shall be more than 1.00% in any one year. Maximum interest rate during the life of the loan can never be higher than 15.00%.

JON PERLET
ACCESS FINANCIAL GROUP
NMLS: #234852



**ACCESS
FINANCIAL
GROUP**