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1417 Potter Drive, #105
Colorado Springs, CO
80909



SPECIAL SELLER FINANCING



ACCESS
FINANCIAL
GROUP

4420 GALLEY ROAD COLORADO SPRINGS, CO 80915

Seller is pleased to offer this 3 Bedroom Home for sale for \$360,000.00 with either 5% down (\$18,000.00) for a lease option to purchase or 10% down (\$36,000.00) for a loan purchase.

Please see the terms on the back side.



3 Bedroom with
Great Quality



2 Bathrooms



Ranch Style
Home



2 Car Attached
Garage

SPECIAL SELLER FINANCING

	<u>#1</u>	<u>#2</u>
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 360,000.00	\$ 360,000.00
Non-Refundable Option Deposit	\$ 18,000.00	\$ 36,000.00
Loan Amount Including 2% Origination Fee	\$ 348,840.00	\$ 330,480.00
Monthly Payment		
Principal and Interest (9.50 % Int)		\$ 2,778.84
Taxes (1/12)		\$ 103.15
INSURANCE (Estimate - 1/12)		\$ 200.00
Total Est Mortgage Payment		\$ 3,081.99
	APR	9.85%
Option Rent for 3 years		
Rent: 1st Yr	\$ 2,200.00	N/A
Rent: 2nd Yr	\$ 2,500.00	N/A
Rent: 3rd Yr	\$ 2,800.00	N/A
Est. Buyer closing costs (cash at closing)		
Lenders Title Insurance		\$ 525.00
Title Closing Fee		\$ 380.00
Appraisal Fee		\$ 550.00
Credit Report Fee		\$ 60.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 2,400.00
3 Months Tax Escrow		\$ 309.45
Estimated Total Closing Costs		\$ 4,374.45

*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



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