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1417 Potter Drive, #105
Colorado Springs, CO
80909



SPECIAL SELLER FINANCING



ACCESS
FINANCIAL
GROUP

4952 JOSEPH DRIVE COLORADO SPRINGS, CO 80916

Seller is pleased to offer this 3 Bedroom Home for sale for \$350,000.00 with either 5% down (\$17,500.00) for a lease option to purchase or 10% down (\$35,000.00) for a loan purchase.

Please see the terms on the back side.



3 Bedroom with
Great Quality



1 Bathroom



Split Level
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	\$ 350,000.00	\$ 350,000.00
Non-Refundable Option Deposit	\$ 17,500.00	\$ 35,000.00
Loan Amount Including 2% Origination Fee	\$ 339,150.00	\$ 321,300.00
Monthly Payment		
Principal and Interest (8.00% Int)		\$ 2,356.29
Taxes (1/12)		\$ 97.25
INSURANCE (Estimate - 1/12)		\$ 200.00
Total Est Mortgage Payment		\$ 2,653.54
		APR 8.26%
Option Rent for 3 years		
Rent: 1st Yr	\$ 2,000.00	N/A
Rent: 2nd Yr	\$ 2,300.00	N/A
Rent: 3rd Yr	\$ 2,600.00	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		\$ 75.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 2,400.00
3 Months Tax Escrow		\$ 291.75
Estimated Total Closing Costs		\$ 4,391.75

*30 Year Amortized Loan. 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 .50% over the published U.S. Prime Rate. No adjustment shall be more than 1% in any one year. Maximum interest rate during the life of the loan could never be higher than 14.00%

JON PERLET
ACCESS FINANCIAL GROUP
NMLS: #234852



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