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1417 Potter Drive, #105
Colorado Springs, CO
80909



SPECIAL SELLER FINANCING



ACCESS
FINANCIAL
GROUP



522 ST. ELMO AVE. COLORADO SPRINGS, CO 80905

Seller is pleased to offer this 2 Bedroom Home for sale for \$289,900.00 with either 5% down (\$14,495.00) for a lease option to purchase or 10% down (\$28,990.00) for a loan purchase.

Please see the terms on the back side.



2 Bedroom with
Great Quality



1 Bathroom



Ranch Style
Home with AC



1 Car Detached
Garage

SPECIAL SELLER FINANCING

	<u>#1</u> Option to Purchase	<u>#2</u> Purchase Today
Purchase Price	5% Down Payment	10% Down Payment
	\$ 289,900.00	\$ 289,900.00
Non-Refundable Option Deposit	\$ 14,495.00	\$ 28,990.00
Loan Amount Including 2% Origination Fee	\$ 280,913.10	\$ 266,128.20
Monthly Payment		
Principal and Interest (9.50 % Int)	\$ 2,238.03	
Taxes (1/12)	\$ 97.25	
INSURANCE (Estimate - 1/12)	\$ 150.00	
Total Est Mortgage Payment		\$ 2,485.28 APR 9.75%
Option Rent for 3 years		
Rent: 1st Yr	\$ 2,000.00	N/A
Rent: 2nd Yr	\$ 2,200.00	N/A
Rent: 3rd Yr	\$ 2,400.00	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	\$ 1,800.00	
3 Months Tax Escrow	\$ 291.75	
Estimated Total Closing Costs	\$ -	\$ 3,791.75

*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 2.75% 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 13.00%

JON PERLET
ACCESS FINANCIAL GROUP
NMLS: #234852

