

SPECIAL **SELLER** FINANCING

6060 Faxon Court

Colorado Springs, CO 80922

4-Bedroom, 3.5-Bath, 2 Story Home, 2,312 Square Feet, 2 Car Attached Garage, AC
\$380,000.00

SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES



Seller is pleased to offer this 4 Bedroom Home for sale for \$380,000.00 with either 5% down (\$19,000.00) for a lease option to purchase or 10% down (\$38,000.00) 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



**ACCESS
FINANCIAL
GROUP**

SPECIAL *SELLER* FINANCING

	<u>#1</u> Option to Purchase	<u>#2</u> Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 380,000.00	\$ 380,000.00
Non-Refundable Option Deposit	\$ 19,000.00	\$ 38,000.00
Loan Amount Including 2% Origination Fee	\$ 368,220.00	\$ 348,840.00
Monthly Payment		
Principal and Interest (10.00 % Int)		\$ 3,061.18
Taxes (1/12)		\$ 96.00
INSURANCE (Estimate - 1/12)		\$ 150.00
Total Est Mortgage Payment		\$ 3,307.18 APR 10.25%
Option Rent for 3 years		
Rent: 1st Yr	\$ 2,400.00	N/A
Rent: 2nd Yr	\$ 2,800.00	N/A
Rent: 3rd Yr	\$ 3,200.00	N/A
Est. Buyer closing costs (cash at closing)		
Lenders Title Insurance		\$ 375.00
Title Closing Fee		\$ 380.00
Appraisal Fee		\$ 350.00
Credit Report Fee		\$ 50.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 1,800.00
3 Months Tax Escrow		\$ 288.00
Estimated Total Closing Costs		\$ 3,393.00

*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 6.75% over the published U.S. Prime Rate. No adjustment shall be more that 1% in any one year or more than 14% during the life of the loan.

JON PERLET
ACCESS FINANCIAL GROUP
NMLS: #234852

Visit www.accmtg.com for more information. For inquiries or to schedule a private viewing call (719) 550 9898 or email jon@accmtg.com



ACCESS
FINANCIAL
GROUP