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1417 Potter Drive, #105  
Colorado Springs, CO  
80909



# SPECIAL SELLER FINANCING



ACCESS  
FINANCIAL  
GROUP

## 6844 GALLEY ROAD COLORADO SPRINGS, CO 80915

Seller is pleased to offer this 3 Bedroom Home for sale for \$315,000.00 with either 5% down (\$15,750.00) for a lease option to purchase or 10% down (\$31,500.00) for a loan purchase.

Please see the terms on the back side.



3 Bedroom with  
Great Quality



1 Bathroom



Ranch Style  
Home



1 Car Attached  
Garage & Carport

# SPECIAL SELLER FINANCING

	<u>#1</u> <b>Option to Purchase</b>	<u>#2</u> <b>Purchase Today</b>
	5% Down Payment	10% Down Payment
<b>Purchase Price</b>	\$ <b>315,000.00</b>	\$ <b>315,000.00</b>
Non-Refundable Option Deposit	\$ 15,750.00	\$ 31,500.00
Loan Amount Including 2% Origination Fee	\$ 305,235.00	\$ 289,170.00
Monthly Payment		
Principal and Interest (10.00% Int)		\$ 2,537.38
Taxes (1/12)		\$ 94.35
INSURANCE (Estimate - 1/12)		\$ 125.00
<b>Total Est Mortgage Payment</b>	\$ -	\$ <b>2,756.73</b> APR 10.25%
<b>Option Rent for 3 years</b>		
Rent: 1st Yr	\$ 2,000.00	N/A
Rent: 2nd Yr	\$ 2,300.00	N/A
Rent: 3rd Yr	\$ 2,600.00	N/A
<b>Est. Buyer closing costs (cash at closing)</b>		
Lenders Title Insurance		\$ 580.00
Title Closing Fee		\$ 400.00
Appraisal Fee		\$ 550.00
Credit Report Fee		\$ 50.00
Document Preparation		\$ 150.00
1 Year Home Insurance Estimate		\$ 1,500.00
Insurance and RE Tax Escrow		\$ 438.70
<b>Estimated Total Closing Costs</b>		\$ <b>3,668.70</b>

\*Principal and interest payments shall be fixed for 3 years from date of option or purchase. The payment may change annually commencing the 4<sup>th</sup> year for the remaining 27 years to 2.50% 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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