

SPECIAL **SELLER** FINANCING

1101 Norwood Avenue

Colorado Springs, CO 80905

3-Bedroom, 1-Bath, Ranch Home, 890 Square Feet on Corner Lot
\$300,000.00

SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES



Seller is pleased to offer this 3 Bedroom Home for sale for \$300,000.00 with either 5% down (\$15,000.00) for a lease option to purchase or 10% down (\$30,000.00) 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



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FINANCIAL
GROUP**

SPECIAL *SELLER* FINANCING

	#1 Option to Purchase	#2 Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 300,000.00	\$ 300,000.00
Non-Refundable Option Deposit	\$ 15,000.00	\$ 30,000.00
Loan Amount Including 2% Origination Fee	\$ 290,700.00	\$ 275,400.00
Monthly Payment		
Principal and Interest (10.00 % Int)		\$ 2,416.55
Taxes (1/12)		\$ 62.08
INSURANCE (Estimate - 1/12)		\$ 125.00
Total Est Mortgage Payment	\$ -	\$ 2,603.63
		APR 10.26%
Option Rent for 3 years		
Rent: 1st Yr	\$ 1,800.00	N/A
Rent: 2nd Yr	\$ 2,100.00	N/A
Rent: 3rd Yr	\$ 2,400.00	N/A
Est. Buyer closing costs (cash at closing)		
Lenders Title Insurance		\$ 325.00
Title Closing Fee		\$ 350.00
Appraisal Fee		\$ 350.00
Credit Report Fee		\$ 35.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow	\$ -	\$ 1,500.00
3 Months Tax Escrow	\$ -	\$ 186.24
Estimated Total Closing Costs	\$ -	\$ 2,896.24

*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 14.00% 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



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