



ACCESS FINANCIAL GROUP
SAFETY ♦ LIQUIDITY ♦ SIMPLICITY

1101 Norwood Avenue

Colorado Springs, CO 80905

3-Bedroom, 1-Bath, Ranch Home. 890 Square Feet on Corner Lot
\$200,000.00

SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES



Seller is pleased to offer this 3 Bedroom home for sale for \$200,000.00 with either 5% down (\$10,000.00) for a lease option to purchase or 10% down (20,000.00) for a loan purchase.

Please see terms on back side

ACCESS FINANCIAL GROUP, LLC

1417 Potter Drive #105

Colorado Springs, CO 80909

Tele 719-550-9898 / Fax 866-641-4558

jon@accmtg.com

SPECIAL **SELLER** FINANCING

	<u>#1</u>	<u>#2</u>
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 200,000.00	\$ 200,000.00
Non-Refundable Option Deposit	\$ 10,000.00	\$ 20,000.00
Loan Amount Including 2% Origination Fee	\$ 193,800.00	\$ 183,600.00
Monthly Payment		
Principal and Interest (9.50 % Int)		\$ 1,544.00
Taxes (1/12)		\$ 49.15
INSURANCE (Estimate - 1/12)		\$ 75.00
Total Est Mortgage Payment	\$ -	\$ 1,668.15
		APR 9.75%
Option Rent for 3 years		
Rent: 1st Yr	\$ 1,300.00	N/A
Rent: 2nd Yr	\$ 1,450.00	N/A
Rent: 3rd Yr	\$ 1,600.00	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	\$ -	\$ 900.00
3 Months Tax Escrow	\$ -	\$ 147.45
Estimated Total Closing Costs	\$ -	\$ 2,257.45

*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 4.00% over the published U.S. Prime Rate. No adjustment shall be more that 1% in any one year or more than 12% during the life of the loan.

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719-550-9898

Jon Perlet

Access Financial Group, Limited Liability Company

NMLS: #234852