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1417 Potter Drive, #105
Colorado Springs, CO
80909



SPECIAL SELLER FINANCING



ACCESS
FINANCIAL
GROUP

1205 ASPEN AVE. COLORADO SPRINGS, CO 80905

Seller is pleased to offer this 2 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 the terms on the back side.



2 Bedroom with
Great Quality



1 Bathroom



Ranch Style
Home



1 Car Detached
Garage

SPECIAL SELLER FINANCING

	<u>#1</u> Option to Purchase	<u>#2</u> 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 (9.00 % Int)		\$ 2,215.92
Taxes (1/12)		\$ 76.75
INSURANCE (Estimate - 1/12)		\$ 150.00
Total Est Mortgage Payment		\$ 2,442.67 APR 9.26%
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		\$ 380.00
Appraisal Fee		\$ 550.00
Credit Report Fee		\$ 75.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 1,800.00
3 Months Tax Escrow		\$ 230.25
Estimated Total Closing Costs		\$ 3,710.25

*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 1.50% over the published U.S. Prime Rate. No adjustment shall be more than 1.00% in any one year. Maximum potential interest rate is 14.00% during the life of the loan.

JON PERLET
ACCESS FINANCIAL GROUP
NMLS: #234852



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GROUP**