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1417 Potter Drive, #105  
Colorado Springs, CO  
80909



# SPECIAL SELLER FINANCING



ACCESS  
FINANCIAL  
GROUP

## 1205 BURNHAM ST. COLORADO SPRINGS, CO 80906

Seller is pleased to offer this 3 Bedroom Home for sale for \$305,000.00 with either 5% down (\$15,250.00) for a lease option to purchase or 10% down (\$30,500.00) for a loan purchase.

Please see the terms on the back side.



3 Bedroom with  
Great Quality



1 Bathroom



Ranch Style  
Home



Single Car  
Driveway

# SPECIAL SELLER FINANCING

	<u>#1</u>	<u>#2</u>
	<b>Option to Purchase</b>	<b>Purchase Today</b>
	5% Down Payment	10% Down Payment
<b>Purchase Price</b>	\$ <b>305,000.00</b>	\$ <b>305,000.00</b>
Non-Refundable Option Deposit	\$ 15,250.00	\$ 30,500.00
Loan Amount Including 2% Origination Fee	\$ 295,545.00	\$ 279,990.00
Monthly Payment		
Principal and Interest (10.50 % Int)		\$ 2,561.18
Taxes (1/12)		\$ 63.25
INSURANCE (Estimate - 1/12)		\$ 125.00
<b>Total Est Mortgage Payment</b>		<b>\$ 2,749.43</b>
		APR 10.95%
<b>Option Rent for 3 years</b>		
Rent: 1st Yr	\$ <b>2,000.00</b>	N/A
Rent: 2nd Yr	\$ <b>2,300.00</b>	N/A
Rent: 3rd Yr	\$ <b>2,600.00</b>	N/A
<b>Est. Buyer closing costs (cash at closing)</b>		
Lenders Title Insurance		\$ 425.00
Title Closing Fee		\$ 380.00
Appraisal Fee		\$ 350.00
Credit Report Fee		\$ 50.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 1,500.00
3 Months Tax Escrow		\$ 189.75
<b>Estimated Total Closing Costs</b>		<b>\$ 3,044.75</b>

\*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 4.25% over the published U.S. Prime Rate. No adjustment shall be more than 1% in any one year. Maximum potential interest rate is 15.00% during the life of the loan.

**JON PERLET**  
**ACCESS FINANCIAL GROUP**  
**NMLS: #234852**



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