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1417 Potter Drive, #105  
Colorado Springs, CO  
80909



# SPECIAL SELLER FINANCING

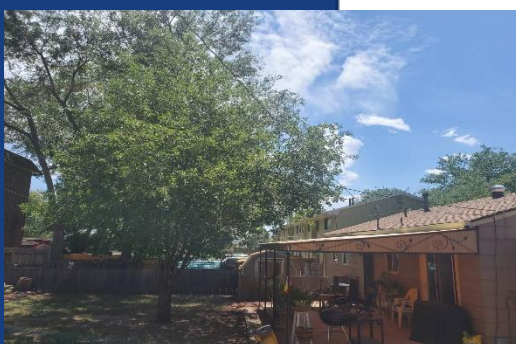


ACCESS  
FINANCIAL  
GROUP

## 1223 DELAWARE DR. COLORADO SPRINGS, CO 80909

Seller is pleased to offer this 3 Bedroom Home for sale for \$310,000.00 with either (\$15,500.00) down for a lease option to purchase or (\$31,000.00) down for a loan purchase.

Please see the terms on the back side.



3 Bedroom with  
Great Quality



1 Bathroom



Ranch Style  
Home with AC



1 Car Attached  
Garage

# SPECIAL SELLER FINANCING

|   | <u>#1</u><br><b>Option to Purchase</b> | <u>#2</u><br><b>Purchase Today</b> |
|---|--|------------------------------------|
|   | 5% Down Payment                        | 10% Down Payment                   |
| <b>Purchase Price</b>                             | \$ <b>310,000.00</b>                   | \$ <b>310,000.00</b>               |
| Non-Refundable Option Deposit                     | \$ 15,500.00                           | \$ 31,000.00                       |
| Loan Amount Including 2% Origination Fee          |  | \$ 284,580.00                      |
| <b>Monthly Payment:</b>                           |  |                                    |
| Principal and Interest (10.00 % Int)*             |  | \$ 2,497.10                        |
| RE Taxes (Estimate 1/12)                          |  | \$ 84.25                           |
| Home Insurance (Estimate - 1/12)                  |  | \$ 150.00                          |
| <b>Total Est Mortgage Payment</b>                 |  | <b>\$ 2,731.35</b><br>APR 10.26%   |
| <b>Option Rent for 3 years</b>                    |  |                                    |
| Rent: 1st Yr                                      | \$ 2,000.00                            | N/A                                |
| Rent: 2nd Yr                                      | \$ 2,200.00                            | N/A                                |
| Rent: 3rd Yr                                      | \$ 2,400.00                            | N/A                                |
| <b>Est. Buyer closing costs (cash at closing)</b> |  |                                    |
| Lenders Title Insurance                           |  | \$ 525.00                          |
| Title Closing Fee                                 |  | \$ 380.00                          |
| Appraisal Fee                                     |  | \$ 400.00                          |
| Credit Report Fee                                 |  | \$ 60.00                           |
| Document Preparation                              |  | \$ 150.00                          |
| 1 Year Insurance Escrow                           |  | \$ 1,800.00                        |
| 3 Months Tax Escrow                               |  | \$ 252.75                          |
| <b>Estimated Total Closing Costs</b>              |  | <b>\$ 3,567.75</b>                 |

\*Principal and interest payments shall be fixed for 3 years from date of option or purchase. The payment may change annually commencing the 4<sup>th</sup> year for the remaining 27 years to 2.25% 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 could never be higher than 15.00%

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



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