

SPECIAL **SELLER** FINANCING

2011 S. Helena Street, Unit #D

Aurora, CO 80013

1-Bedroom, 1-Bath, Townhouse, 1,012 Square Feet

\$235,000.00

SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES



Seller is pleased to offer this 1 Bedroom Townhouse for sale for \$235,000.00 with either 5% down (\$11,750.00) for a lease option to purchase or 10% down (\$23,500.00) 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	#2
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 235,000.00	\$ 235,000.00
Non-Refundable Option Deposit	\$ 11,750.00	\$ 23,500.00
Loan Amount Including 2% Origination Fee	\$ 227,715.00	\$ 215,730.00
Monthly Payment		
Principal and Interest (10.00 % Int)		\$ 1,892.88
Taxes (1/12)		\$ 150.00
INSURANCE (Estimate - 1/12)		\$ 100.00
Total Est Mortgage Payment		\$ 2,142.88
		APR 10.25%
Option Rent for 3 years		
Rent: 1st Yr	\$ 1,500.00	N/A
Rent: 2nd Yr	\$ 1,700.00	N/A
Rent: 3rd Yr	\$ 1,900.00	N/A
Est. Buyer closing costs (cash at closing)		
Lenders Title Insurance		\$ 525.00
Title Closing Fee		\$ 380.00
Appraisal Fee		\$ 350.00
Credit Report Fee		\$ 25.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 1,200.00
3 Months Tax Escrow		\$ 450.00
Estimated Total Closing Costs		\$ 3,080.00

*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% 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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