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1417 Potter Drive, #105
Colorado Springs, CO
80909



SPECIAL SELLER FINANCING

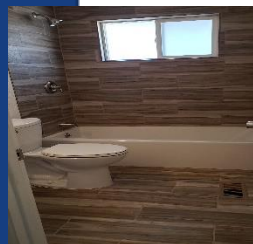


ACCESS
FINANCIAL
GROUP

2226 BISON DRIVE COLORADO SPRINGS, CO 80911

Seller is pleased to offer this 3 Bedroom Home for sale for \$310,000.00 with either 5% down (\$15,500.00) for a lease option to purchase or 10% down (\$31,000.00) 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>
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 310,000.00	\$ 310,000.00
Non-Refundable Option Deposit	\$ 15,500.00	\$ 31,000.00
Loan Amount Including 2% Origination Fee	\$ 300,390.00	\$ 284,580.00
Monthly Payment		
Principal and Interest (10.75% Int)		\$ 2,603.17
Taxes (1/12)		\$ 70.00
INSURANCE (Estimate - 1/12)		\$ 125.00
Total Est Mortgage Payment		\$ 2,798.17
	APR	11.02%
Option Rent for 3 years		
Rent: 1st Yr	\$ 1,800.00	N/A
Rent: 2nd Yr	\$ 2,200.00	N/A
Rent: 3rd Yr	\$ 2,600.00	N/A
Est. Buyer closing costs (cash at closing)		
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		\$ 1,500.00
3 Months Tax Escrow		\$ 210.00
Estimated Total Closing Costs		\$ 3,225.00

*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 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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GROUP**