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1417 Potter Drive, #105  
Colorado Springs, CO  
80909



# SPECIAL SELLER FINANCING

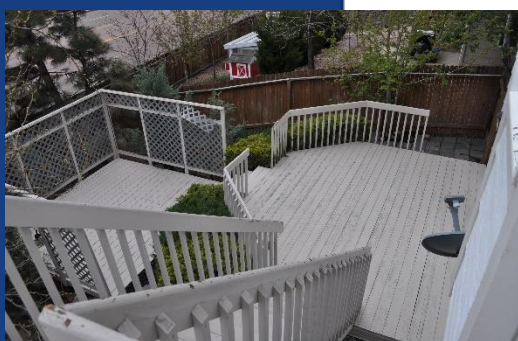
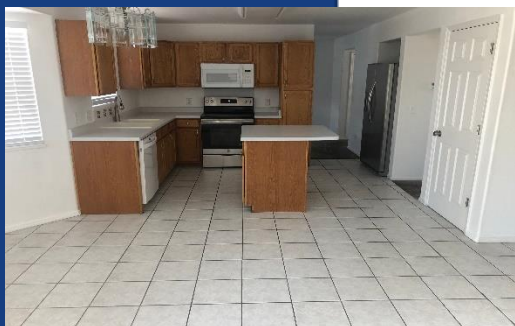


ACCESS  
FINANCIAL  
GROUP

## 2290 LISA DRIVE COLORADO SPRINGS, CO 80915

Seller is pleased to offer this 5 Bedroom Home for sale for \$460,000.00 with either 5% down (\$23,000.00) for a lease option to purchase or 10% down (\$46,000.00) for a loan purchase.

Please see the terms on the back side.



5 Bedroom with  
Great Quality



3.5 Bathrooms



2 Story Home  
with AC



2 Car Attached  
Garage

# 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>460,000.00</b>	\$ <b>460,000.00</b>
Non-Refundable Option Deposit	\$ 23,000.00	\$ 46,000.00
Loan Amount Including 2% Origination Fee	\$ 445,740.00	\$ 422,280.00
Monthly Payment		
Principal and Interest (10.50 % Int)		\$ 3,862.76
Taxes (1/12)		\$ 141.50
INSURANCE (Estimate - 1/12)		\$ 200.00
<b>Total Est Mortgage Payment</b>		<b>\$ 4,204.26</b>
		APR 10.26%
<b>Option Rent for 3 years</b>		
Rent: 1st Yr	\$ 3,000.00	N/A
Rent: 2nd Yr	\$ 3,500.00	N/A
Rent: 3rd Yr	\$ 4,000.00	N/A
<b>Est. Buyer closing costs (cash at closing)</b>		
Lenders Title Insurance		\$ 450.00
Title Closing Fee		\$ 380.00
Appraisal Fee		\$ 400.00
Credit Report Fee		\$ 45.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 2,400.00
3 Months Tax Escrow		\$ 424.50
<b>Estimated Total Closing Costs</b>		<b>\$ 4,249.50</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 2.00% over the published U.S. Prime Rate. No adjustment shall be more than 1% in any one year. Maximum interest rate during the life of the loan will never be higher than 15.00%

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



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