



ACCESS FINANCIAL GROUP
SAFETY ◊ LIQUIDITY ◊ SIMPLICITY

2305 S Hancock Avenue, Colo. Spgs., Co. 80905

3 bedroom, 1 bath, Ranch, corner lot, Large 1 car detached garage
\$215,000.00

SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES



Seller is pleased to offer this 3 Bedroom home for sale for \$215,000.00 with either 5% down (\$10,750.00) for a lease option to purchase or 10% down (\$21,500.00) for a loan purchase.

Please see terms on back side

ACCESS FINANCIAL GROUP, LLC

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SPECIAL SELLER FINANCING

	<u>#1</u>	<u>#2</u>
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 215,000.00	\$ 215,000.00
Non-Refundable Option Deposit	\$ 10,750.00	\$ 21,500.00
Loan Amount Including 2% Origination Fee	\$ 208,335.00	\$ 197,370.00
Monthly Payment		
Principal and Interest (10.00 % Int)		\$ 1,732.08
Taxes (1/12)		\$ 50.86
HOA/INSURANCE (Estimate - 1/12)		\$ 100.00
Total Est Mortgage Payment		\$ 1,882.94
		APR 10.27%
Option Rent for 3 years		
Rent: 1st Yr	\$ 1,400.00	N/A
Rent: 2nd Yr	\$ 1,600.00	N/A
Rent: 3rd Yr	\$ 1,800.00	N/A
Est. Buyer closing costs (cash at closing)		
Lenders Title Insurance		\$ 325.00
Title Closing Fee		\$ 350.00
Appraisal Fee		\$ 350.00
Credit Report Fee		\$ 35.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow	\$ -	\$ 1,200.00
3 Months Tax Escrow	\$ -	\$ 152.58
Estimated Total Closing Costs	\$ -	\$ 2,562.58

*Loan is a "3/1" loan with a 30-year amortization. Rate is fixed for 3 years. Rate may adjust annually at 4.75% over The Prime Rate after 3 years for the remaining 27 years. Maximum adjustment is 1% per year. Max lifetime interest rate is 13% per annum

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719-550-9898

Jon Perlet

Access Financial Group, Limited Liability Company

NMLS: #234852