

SPECIAL **SELLER** FINANCING

2649 Sierra Springs Drive

Colorado Springs, CO 80916

3-Bedroom, 2-Bath, 2 Story Home. 1,290 Square Feet. 2 Car Attached Garage.

\$255,000.00

SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES



Seller is pleased to offer this 3 Bedroom Home for sale for \$255,000.00 with either 5% down (\$12,750.00) for a lease option to purchase or 10% down (\$25,500.00) for a loan purchase.

Please see terms on back side

ACCESS FINANCIAL GROUP, LLC

1417 Potter Drive #105

Colorado Springs, CO 80909

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**ACCESS
FINANCIAL
GROUP**

SPECIAL **SELLER** FINANCING

	#1	#2
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 255,000.00	\$ 255,000.00
Non-Refundable Option Deposit	\$ 12,750.00	\$ 25,500.00
Loan Amount Including 2% Origination Fee	\$ 247,095.00	\$ 234,090.00
Monthly Payment		
Principal and Interest (9.50 % Int)		\$ 1,968.60
Taxes (1/12)		\$ 81.00
HOA (1/12)		\$ 143.00
INSURANCE (Estimate - 1/12)		\$ 90.00
Total Est Mortgage Payment		\$ 2,282.60
		APR 9.75%
Option Rent for 3 years		
Rent: 1st Yr	\$ 1,800.00	N/A
Rent: 2nd Yr	\$ 2,000.00	N/A
Rent: 3rd Yr	\$ 2,200.00	N/A
Est. Buyer closing costs (cash at closing)		
Lenders Title Insurance		\$ 375.00
Title Closing Fee		\$ 380.00
Appraisal Fee		\$ 350.00
Credit Report Fee		\$ 50.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 1,080.00
3 Months Tax Escrow		\$ 243.00
Estimated Total Closing Costs		\$ 2,628.00

*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 5.25% over the published U.S. Prime Rate. No adjustment shall be more than 1% in any one year or more than 12% during the life of the loan.

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719-550-9898

Jon Perlet

Access Financial Group, Limited Liability Company

NMLS: #234852



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