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1417 Potter Drive, #105
Colorado Springs, CO
80909



SPECIAL SELLER FINANCING



ACCESS
FINANCIAL
GROUP

4635 SKYLARK RD COLORADO SPRINGS, CO 80916

Seller is pleased to offer this 3 Bedroom Home for sale for \$380,000.00 with either 5% down (\$19,000.00) for a lease option to purchase or 10% down (\$38,000.00) for a loan purchase.

Please see the terms on the back side.



3 Bedroom with
Great Quality



2.5 Bathrooms



2 Story Home
With AC



2 Car Garage
Attached

SPECIAL SELLER FINANCING

	<u>#1</u>	<u>#2</u>
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 380,000.00	\$ 380,000.00
Non-Refundable Option Deposit	\$ 19,000.00	\$ 38,000.00
Loan Amount Including 2% Origination Fee	\$ 368,220.00	\$ 348,840.00
Monthly Payment		
Principal and Interest (8.00 % Int)		\$ 2,559.65
Taxes (1/12)		\$ 108.00
INSURANCE (Estimate - 1/12)		\$ 175.00
Total Est Mortgage Payment		\$ 2,842.65
		APR 8.26%
Option Rent for 3 years		
Rent: 1st Yr	\$ 2,300.00	N/A
Rent: 2nd Yr	\$ 2,500.00	N/A
Rent: 3rd Yr	\$ 2,700.00	N/A
Est. Buyer closing costs (cash at closing)		
Lenders Title Insurance		\$ 525.00
Title Closing Fee		\$ 400.00
Appraisal Fee		\$ 550.00
Credit Report Fee		\$ 75.00
Document Preparation		\$ 150.00
1 Year Insurance Escrow		\$ 2,100.00
3 Months Tax Escrow		\$ 324.00
Estimated Total Closing Costs		\$ 4,124.00

*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 0.50% 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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GROUP**