



ACCESS FINANCIAL GROUP
SAFETY ♦ LIQUIDITY ♦ SIMPLICITY

6549 Cache Drive

Colorado Springs, CO 80923

3-Bedroom, 2-Bath, Ranch Home. 1,150 Square Feet. 2 Car Garage.

\$260,000.00

SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES



Seller is pleased to offer this 3 Bedroom Home for sale for \$260,000.00 with either 5% down (\$13,000.00) for a lease option to purchase or 10% down (\$26,000.00) for a loan purchase.

Please see terms on back side

ACCESS FINANCIAL GROUP, LLC

1417 Potter Drive #105

Colorado Springs, CO 80909

Tele 719-550-9898 / Fax 866-641-4558

jon@accmtg.com

SPECIAL **SELLER** FINANCING

	<u>#1</u>	<u>#2</u>
	Option to Purchase	Purchase Today
	5% Down Payment	10% Down Payment
Purchase Price	\$ 260,000.00	\$ 260,000.00
Non-Refundable Option Deposit	\$ 13,000.00	\$ 26,000.00
Loan Amount Including 2% Origination Fee	\$ 251,940.00	\$ 238,680.00
Monthly Payment		
Principal and Interest (9.75 % Int)		\$ 2,050.64
Taxes (1/12)		\$ 68.04
INSURANCE (Estimate - 1/12)		\$ 100.00
Total Est Mortgage Payment		\$ 2,218.68
		APR 10.05%
Option Rent for 3 years		
Rent: 1st Yr	\$ 1,700.00	N/A
Rent: 2nd Yr	\$ 1,900.00	N/A
Rent: 3rd Yr	\$ 2,100.00	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	\$ -	\$ 204.12
Estimated Total Closing Costs	\$ -	\$ 2,614.12

*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 4.25% over the published U.S. Prime Rate. No adjustment shall be more that 1% in any one year or more than 12% during the life of the loan.

6549 Cache Drive

719-550-9898

Jon Perlet

Access Financial Group, Limited Liability Company

NMLS: #234852