



**ACCESS FINANCIAL GROUP**  
SAFETY ♦ LIQUIDITY ♦ SIMPLICITY

**702 Zion Drive**

**Colorado Springs, CO 80910**

3-Bedroom, 2-Bath, Ranch Home. 1,180 Square Feet. 2 Car Attached Garage.

**\$210,000.00**

**SELLER FINANCING AVAILABLE ON ALL OF OUR HOMES**



Seller is pleased to offer this 3 Bedroom Home for sale for \$210,000.00 with either 5% down (\$10,500.00) for a lease option to purchase or 10% down (\$21,000.00) 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>
	<b>Option to Purchase</b>	<b>Purchase Today</b>
	5% Down Payment	10% Down Payment
<b>Purchase Price</b>	\$ <b>210,000.00</b>	\$ <b>210,000.00</b>
Non-Refundable Option Deposit	\$ 10,500.00	\$ 21,000.00
Loan Amount Including 2% Origination Fee	\$ 203,490.00	\$ 192,780.00
Monthly Payment		
Principal and Interest (9.50 % Int)	\$ 1,711.27	\$ 1,621.20
Taxes (1/12)	\$ 59.56	\$ 59.56
INSURANCE (Estimate - 1/12)	\$ 75.00	\$ 75.00
<b>Total Est Mortgage Payment</b>	\$ <b>1,845.83</b>	\$ <b>1,755.76</b>
	APR 9.81%	APR 9.75%
<b>Option Rent for 3 years</b>		
Rent: 1st Yr	\$ <b>1,400.00</b>	N/A
Rent: 2nd Yr	\$ <b>1,600.00</b>	N/A
Rent: 3rd Yr	\$ <b>1,800.00</b>	N/A
<b>Est. Buyer closing costs (cash at closing)</b>		
Lenders Title Insurance	\$ 325.00	\$ 325.00
Title Closing Fee	\$ 350.00	\$ 350.00
Appraisal Fee	\$ 350.00	\$ 350.00
Credit Report Fee	\$ 35.00	\$ 35.00
Document Preparation	\$ 150.00	\$ 150.00
1 Year Insurance Escrow	\$ 900.00	\$ 900.00
3 Months Tax Escrow	\$ 178.68	\$ 178.68
<b>Estimated Total Closing Costs</b>	\$ <b>2,288.68</b>	\$ <b>2,288.68</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 4.00% 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.

**702 Zion Drive**

**719-550-9898**

**Jon Perlet**

Access Financial Group, Limited Liability Company

NMLS: #234852