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123 Sample Street

List Price: \$500,000

4 Spacious Bedrooms
 3.5 Baths
 Formal Living & Dining
 Cathedral Ceilings
 Great Neighborhood

Crown Molding
 New Carpet & Prego Flooring
 Large Back Yard
 Beautiful Landscaping
 Close to Schools & Shopping



80/20 Combo & 2nd	
Down (0%)	\$0
Term	360 months
1st Loan	\$400,000
Int Rate	5.875%
APR	6.017%
2nd Loan	\$100,000
Int Rate	8.875%
APR	8.875%
Closing Costs	\$7,856
Cash to Close	\$7,856
P & I	\$2,754
Property Tax	\$458
PMI	\$0
Insurance	\$104
Total Monthly	\$3,316

80/15 Combo & 2nd	
Down (5%)	\$25,000
Term	360 months
1st Loan	\$400,000
Int Rate	6.125%
APR	6.251%
2nd Loan	\$75,000
Int Rate	7.875%
APR	7.875%
Closing Costs	\$6,896
Cash to Close	\$31,896
P & I	\$2,585
Property Tax	\$458
PMI	\$0
Insurance	\$104
Total Monthly	\$3,148

90% LPMI	
Down (10%)	\$50,000
Term	360 months
1st Loan	\$450,000
Int Rate	1.750%
APR	7.187%
Closing Costs	\$4,658
Cash to Close	\$54,658
P & I	\$1,608
Property Tax	\$458
PMI	\$0
Insurance	\$104
Total Monthly	\$2,170

Rates are subject to change due to unforeseen market conditions and borrower's credit profile.

Find out how I can pre-approve you for your NEW dream home! My talented staff can easily guide you through the home buying process. Whether you have good credit or bad credit, I can finance your dream home. *Trust One Mortgage is not affiliated with and does not represent (FSBO SELLER NAME) . Examples above may include Lender/Seller buydown concessions.





For Sale By Owner

Proudly Presenting:

Street Address

Your City Offered for: **\$560,000**

- ❖ 4 Bedrooms / 2.5 Bathrooms
- ❖ Family Room / Breakfast Room
- ❖ Fireplace in Living Room
- ❖ State-Of-The-Art Security System
- ❖ Custom window Treatments Throughout
- ❖ Upgraded Top-Of-The-Line Lighting Fixtures
- ❖ Almost 1,800 Sq. Ft.

**Call for
more information
about this property!**

(800) 123-4567

FREE PRE-QUALIFICATION FOR FINANCING!

Call now for information about loan programs that work for you!
I will provide you with comprehensive spreadsheets that outline loan programs and payment obligations for this property, and assist you in reaching your long-term goals!

Steven Whittaker, Certified Mortgage Planner
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Above information from sources deemed reliable but not guaranteed.

Designed and Printed by Steven Whittaker, Trust One Mortgage. (949) 450-1800 Call Licensed Broker, CA Dept of Real Estate.