

Santa Rita Townhome!!



Great location that's close to the college, hiking and biking trails, and downtown. You get two master bedrooms, two and half baths, a flowing floor plan, and one car garage. The kitchen has granite tile counter tops, cherry cabinets, and GE Profile appliances. Pets are allowed. Super home for first time buyers or second home that you can lock and leave. Built in 2004, it's in move in condition. You won't be disappointed!!

Price \$275,000
Price reduced!



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(970)375-7007 ~ (970)759-3789(cell)
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The living room, with gas fired freestanding stove, adjoins the kitchen for an open feel. GE Profile refrigerator, microwave and four burner gas stove. Bright, sunny kitchen has granite counter tops, cherry cabinets, and top of the line appliances.



MLS #: 623324
AGENT: Rick Lorenz
BEDROOMS: 2
BATHROOMS: 2.5
SQUARE FT : 1,222 Sq. Ft.

PRICE: \$275,000
TERMS: Cash, Conv.
WATER: City
SEWER: City
ELECTRIC: LPEA



Primary Financing	Custom Financing Solutions		
	30 Yr Fixed CONV	30 Yr Fixed CONV	5/1 ARM CONV
Down Payment %	20.000%	5.000%	10.000%
Down Payment \$	\$55,000.00	\$13,750.00	\$27,500.00
Loan Amount	\$220,000.00	\$261,250.00	\$247,500.00
Interest Rate	5.000%	5.000%	3.625%
Time Initial Rate is Fixed if ARM	N/A	N/A	Five Years
Maximum Potential Rate Change	N/A	N/A	5.000%
APR	5.041%	5.688%	395.600%
Payment Details			
Initial Monthly Principal & Interest Payment - 1st	\$1,181.01	\$1,402.45	\$1,128.73
Interest Only Payment 1	N/A	N/A	N/A
Estimated Property Taxes	\$52.67	\$52.67	\$52.67
Estimated Hazard Insurance	\$33.33	\$33.33	\$33.33
Estimated Mortgage Insurance	\$0.00	\$204.65	\$127.88
Estimated Homeowners Association	\$75.00	\$75.00	\$75.00
Total Estimated Payment (PITI)	\$1,342.01	\$1,768.10	\$1,417.61
Estimated Cash to Close	\$58,152.00	\$17,256.00	\$33,290.00

Financing Provided by:
David Fountain
Mortgage Consultant
WELLS FARGO BANK, N.A.
200 W. College Dr.
Durango, CO 81301
970-385-9300

