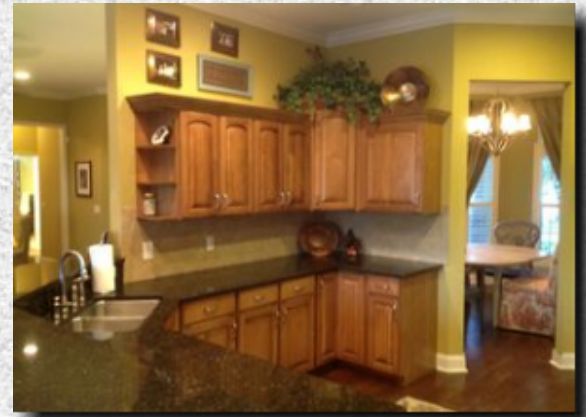


Beautiful Home in the Magnolias

This custom built 4/3/2 pool home is sure to impress.



QUIET AND COMFORTABLE

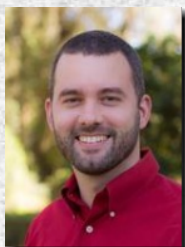
Great layout is a triple split plan plus a formal dining room and study. Wood flooring and stacked stone fireplace make main living areas both cozy and classy. Granite kitchen has tons of storage, maple cabinets and raised breakfast bar. Nook and living room overlook fenced back yard and lanai. Large master suite has walk-in closet. Big walk-in shower and Roman tub in master bath. Pool outfitted with waterfall, hot tub, gas heater and slide. Irrigation well saves on water bills. Close to schools, shopping, dining, the YMCA, Jervey Gantt Park.



Financing	CONV	VA	CONV
Notes	15 Yr Fixed	Fixed Rate	Fixed Rate
Sales Price	\$319,900	\$319,900	\$319,900
% Down	20.00%	0.00%	5.00%
First Loan	\$255,920	\$326,777	\$303,905
Term	15 Years	30 Years	30 Years
Rate	3.875%	4.250%	4.500%
APR*	4.173%	4.579%	5.247%

CASH TO CLOSE			
Down Payment	\$63,980	\$0	\$15,995
Closing Costs	\$6,276	\$4,927	\$6,900
PrePays/Impounds	\$4,259	\$4,585	\$5,282
Total \$ Required	\$74,515	\$9,512	\$28,177
HOUSING EXPENSE			
First Loan P & I	\$1,877	\$1,608	\$1,540
Taxes, Ins & MI	\$450	\$450	\$688
Home Owners Assoc.	\$65	\$65	\$65
Total Monthly Pmt	\$2,392	\$2,123	\$2,293

*APR = Annual Percentage Rate



Keith Meredith

Loan Originator
303217

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<https://www.flmortgagebank.com>

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Ocala FL 34471



Coast2Coast
LENDING
A Division of Hamilton Group Funding



Christi McCall

BK353041

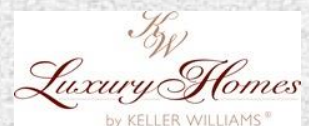
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