

6827 4th Street NW #303, Washington, DC 20012

Subdivision: Brightwood

OFFERED AT: \$375,000

**Financing Options:**

**Conforming**

% Down Payment:	<b>10.0%</b>	<b>20%</b>	<b>25%</b>
First Trust Loan Amount:	337,500	300,000	281,250
Total Loan Amount:	337,500		
Closing Costs & Taxes:	14,502	14,502	14,502
\$ Down Payment:	37,500	75,000	93,750
<b>TOTAL \$\$ NEEDED:</b>	<b>\$ 52,002</b>	<b>\$ 89,502</b>	<b>\$ 108,252</b>



**30 YEAR FIXED RATE:**

**Conforming**

% Down Payment:	<b>10.0%</b>	<b>20%</b>	<b>25%</b>
Interest Rate w/ 1 discount pt:	<b>4.500%</b>	<b>4.500%</b>	<b>4.500%</b>
1st Trust P&I Pmnt:	1,710	1,520	1,425
Mortgage Insurance:	188		
Current Taxes:	253	253	253
Estimated Insurance:	17	17	17
Condo/HOA Fee:	385	385	385
<b>Total Monthly Payment:</b>	<b>\$ 2,553</b>	<b>\$ 2,175</b>	<b>\$ 2,080</b>

ESTIMATED TAXES: **\$3,039** per year

EST. INSURANCE: **\$200** per year

HOA / CONDO FEE: **\$385** per month

**5 YEAR ADJUSTABLE RATE:**

**Conforming**

% Down Payment:	<b>10.0%</b>	<b>20%</b>	<b>25%</b>
Interest Rate w/ 1 discount pt:	<b>3.250%</b>	<b>3.250%</b>	<b>3.250%</b>
1st Trust P&I Pmnt:	1,469	1,306	1,224
2nd Trust P&I Pmnt:			
Mortgage Insurance:	188		
Current Taxes:	253	253	253
Estimated Insurance:	17	17	17
Condo/HOA Fee:	385	385	385
<b>Total Monthly Payment:</b>	<b>\$ 2,312</b>	<b>\$ 1,961</b>	<b>\$ 1,879</b>

NOTE:

2nd trust interest rates are determined by the loan amount, loan-to-value, and the borrower's credit scores. Not all borrowers will qualify. Interest rates and programs are subject to change without notice.

Most loan programs are available in an interest only option -- ask for more details.  
Equal Housing Lender



**Hank Prensky**  
Long & Foster Real Estate, Inc.  
301-455-4427: Portable  
240-497-1753: Office  
*Hank@TakomaHomes.com*



**Karen Van Zandt**  
Prosperity Mortgage Co.  
240-497-1772: Office  
301-613-5780: Portable  
*Apply Online: www.TheVZgroup.com*



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**NO LENDER FEES!**