



## 214 Christopher Luke Perry, Ga 31069

BRAND NEW ASPEN FLOOR PLAN features 1.5 Story with approximately 2589 SF / Brick accents on front, vinyl siding. 4 Bedrooms, 3 Baths, Great Room with wood burning FP, Kitchen, Breakfast/dining area and Bonus Room. Master on the main. Split Floor Plan. 2-car attached garage. Screened and covered patio with privacy fence.

Financing	FHA	VA
Notes	2/1 Buydown	2/1 Buydown
Sales Price	\$329,900	\$329,900
% Down	3.50%	0.00%
First Loan	\$323,924	\$336,992
Term	30 Years	30 Years
Rate	5.500%	5.500%
APR*	8.136%	7.536%

### CASH TO CLOSE

Down Payment	\$11,547	\$0
Closing Costs	\$5,590	\$5,654
Prepays/Impounds	\$3,673	\$2,744
Cost of Buydown	\$7,936	\$8,256
Seller is Paying	-\$10,000	-\$9,897
<b>Total \$ Required</b>	<b>\$15,746</b>	<b>\$3,757</b>

### HOUSING EXPENSE

First Loan P & I	\$1,839	\$1,913
Taxes, Ins & MI	\$627	\$481
<b>Total Monthly Pmt</b>	<b>\$2,466</b>	<b>\$2,394</b>

\*APR = Annual Percentage Rate

### Loan 1: FHA 2/1 Buydown

Years	Rate	Payment
1	5.500%	\$1,839
2	6.500%	\$2,047
3-30	7.500%	\$2,265

Payment and rate does not adjust after year 3. Fully indexed rate is 7.500% with a payment of \$2,265. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

### Loan 2: VA 2/1 Buydown

Years	Rate	Payment
1	5.500%	\$1,913
2	6.500%	\$2,130
3-30	7.500%	\$2,356

Payment and rate does not adjust after year 3. Fully indexed rate is 7.500% with a payment of \$2,356. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

**Christi King & Adolfo Villalobos**  
Agents



**Shannon Katz**  
Loan Officer  
1170312

47244-5513  
www.colony.bank  
Shannon.katz@colonybank.com



478-662-4285  
786-603-0977  
christihking@cbfreerealty.com



**COLDWELL BANKER**

Coldwell Banker FreeRealty

1271 S Houston Lake Road  
Warner Robins GA 31088



Colony Bank

1290 S Houston Lake Road  
Warner Robins GA 31088



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