



# 596 Chesterfield Dr Lawceville Ga 30044

4 beds 3 baths 2,235 sqft \$260,000

Desirable Brookwood School area. NO HOA!! Beautiful 4 bed/3.5 bath home with master on the main. Master includes office/sun room. Eat in kitchen updated w/granite Jen-Air cooking top, stainless appliances plus washer & dryer included in sale. High ceilings in the family room includes fireplace. Separate dining room. Teen loft or game room with separate bathroom upstairs. Walk-in closets. Privacy back yard with outbuilding. Quick occupancy.

## WHAT I LOVE ABOUT THE HOME

Sun Room connects to Great Room & Master BR. Finished Bonus Room with large Bathroom, offers Mini Suite upstairs. Updated kitchen, including granite counter tops.



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| Financing Notes | FHA REG Fixed Rate | VA Fixed Rate | CONV Fixed Rate |
|-----------------|--------------------|---------------|-----------------|
| Sales Price     | \$260,000          | \$260,000     | \$260,000       |
| % Down          | 3.50%              | 0.00%         | 10.00%          |
| First Loan      | \$255,290          | \$265,590     | \$234,000       |
| Term            | 30 Years           | 30 Years      | 30 Years        |
| Rate            | 5.375%             | 5.375%        | 5.375%          |
| APR*            | 6.144%             | 5.673%        | 5.901%          |

## CASH TO CLOSE

|                          |                 |                |                 |
|--------------------------|-----------------|----------------|-----------------|
| Down Payment             | \$9,100         | \$0            | \$26,000        |
| Closing Costs            | \$3,127         | \$3,939        | \$3,797         |
| Prepays/Impounds         | \$2,975         | \$2,998        | \$2,928         |
| <b>Total \$ Required</b> | <b>\$15,202</b> | <b>\$6,937</b> | <b>\$32,725</b> |

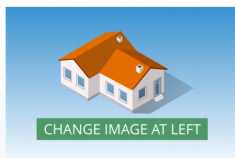
## HOUSING EXPENSE

|                          |                |                |                |
|--------------------------|----------------|----------------|----------------|
| First Loan P & I         | \$1,430        | \$1,487        | \$1,310        |
| Taxes, Ins & MI          | \$417          | \$302          | \$450          |
| <b>Total Monthly Pmt</b> | <b>\$1,847</b> | <b>\$1,789</b> | <b>\$1,761</b> |

\*APR = Annual Percentage Rate



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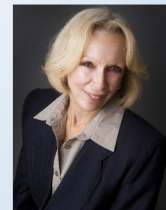


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