



1990 Sturbridge Ln Buford GA 30519

4 beds · 3 baths · 3,476 sqft \$269,900

You'll love and appreciate this home nestled in the privacy of 1.6 acres, while being within a mile of walking distance to Mall of Ga. Original character and charm include oak hardwoods on 1st floor, a magnificent brick wall that includes the wood and gas burning fireplace and a breakfast room featuring beautiful skylights that create an open feel for entertaining. New stainless appliances, all windows and both HVAC units replaced, newer roof, custom built-ins, upgraded plumbing and separate / mini dog yard only scratch the surface of this well cared for home



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Financing Notes	CONV Fixed Rate	VA Fixed Rate	FHA REG Fixed Rate
Sales Price	\$269,900	\$269,900	\$269,900
% Down	10.00%	0.00%	3.50%
First Loan	\$242,910	\$275,702	\$265,009
Term	30 Years	30 Years	30 Years
Rate	5.375%	5.375%	5.375%
APR*	5.898%	5.670%	6.140%

CASH TO CLOSE			
Down Payment	\$26,990	\$0	\$9,448
Closing Costs	\$3,847	\$3,995	\$3,151
Prepays/Impounds	\$2,102	\$2,174	\$2,151
Total \$ Required	\$32,939	\$6,169	\$14,750

HOUSING EXPENSE			
First Loan P & I	\$1,360	\$1,544	\$1,484
Taxes, Ins & MI	\$311	\$157	\$276
Total Monthly Pmt	\$1,671	\$1,701	\$1,760

*APR = Annual Percentage Rate



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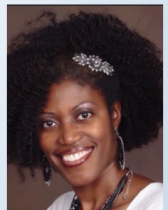


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