

# 2360 Champlain St NW #2.1 Washington, DC 20009

## The Stokes Group



**McEneaney Associates**  
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	20% Down	15% Down No MI	10% Down No MI
<b>Sales Price</b>	<b>\$799,000</b>	<b>\$799,000</b>	<b>\$799,000</b>
<b>Down Payment %</b>	<b>20.00</b>	<b>15.00</b>	<b>10.00</b>
<b>Annual Real Estate Taxes</b>	<b>\$5,978</b>	<b>\$5,978</b>	<b>\$5,978</b>
<b>HOA (annual)</b>	<b>\$4,656</b>	<b>\$4,656</b>	<b>\$4,656</b>
<b>Base Loan Amount</b>	<b>\$639,200</b>	<b>\$679,150</b>	<b>\$719,100</b>
<b>Total Loan Amounts</b>	<b>\$639,200</b>	<b>\$679,150</b>	<b>\$719,100</b>
<b>Origination Points</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
<b>Discount Points</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
Loan Program	30 Year Fixed	30 Year Fixed	30 Year Fixed
Term in months	360	360	360
1st Mortgage Rate	<b>4.500%</b>	<b>4.875%</b>	<b>5.250%</b>
<b>APR</b>	<b>4.300%</b>	<b>4.435%</b>	<b>5.529%</b>
2nd Mortgage Rate	0.000%	0.000%	0.000%
Amortization	Principal & Interest	Principal & Interest	Principal & Interest
Down Payment	\$159,800	\$119,850	\$79,900
Estimated Pre-Paid	\$5,612	\$5,743	\$5,883
Upfront MIP (financed)	\$0	\$0	\$0
Estimated Closing Costs	\$20,997	\$20,997	\$20,997
First Mortgage	\$639,200	\$679,150	\$719,100
Second Mortgage	\$0	\$0	\$0
<b>TOTAL INVESTMENT</b>	<b>\$186,409</b>	<b>\$146,590</b>	<b>\$106,780</b>
First Mortgage Payment	\$3,239	\$3,594	\$3,971
Second Mortgage Payment	\$0	\$0	\$0
Monthly Real Estate Taxes (est)	\$498	\$498	\$498
Monthly Homeowner's Ins. (est)	\$30	\$30	\$30
PMI	\$0	\$0	\$0
HOA or Condo Fee	\$388	\$388	\$388
<b>TOTAL MONTHLY PAYMENT</b>	<b>\$ 4,155</b>	<b>\$ 4,510</b>	<b>\$ 4,887</b>

### Washington's Leading Direct Mortgage Lender

**Atlantic Coast Mortgage, LLC is an Equal Opportunity Lender**

Actual APR (Annual Percentage Rate) may be higher. Rates and programs are subject to change without notice.



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NMLS ID # 643114 [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)

**Eric Boutcher**  
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