

# 2204 Tunlaw Rd NW Washington, DC 20007

## The Stokes Group



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	20% Down	15% Down No MI	10% Down No MI
<b>Sales Price</b>	<b>\$900,000</b>	<b>\$900,000</b>	<b>\$900,000</b>
<b>Down Payment %</b>	<b>20.00</b>	<b>15.00</b>	<b>10.00</b>
<b>Annual Real Estate Taxes</b>	<b>\$3,189</b>	<b>\$3,189</b>	<b>\$3,189</b>
<b>HOA (annual)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Base Loan Amount</b>	<b>\$720,000</b>	<b>\$765,000</b>	<b>\$810,000</b>
<b>Total Loan Amounts</b>	<b>\$720,000</b>	<b>\$765,000</b>	<b>\$810,000</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>4.750%</b>	<b>4.750%</b>	<b>5.375%</b>
<b>APR</b>	<b>4.806%</b>	<b>4.805%</b>	<b>5.419%</b>
2nd Mortgage Rate	0.000%	0.000%	0.000%
Amortization	Principal & Interest	Principal & Interest	Principal & Interest
Down Payment	\$180,000	\$135,000	\$90,000
Estimated Pre-Paid	\$4,310	\$4,398	\$4,694
Upfront MIP (financed)	\$0	\$0	\$0
Estimated Closing Costs	\$22,957	\$22,957	\$22,957
First Mortgage	\$720,000	\$765,000	\$810,000
Second Mortgage	\$0	\$0	\$0
<b>TOTAL INVESTMENT</b>	<b>\$207,267</b>	<b>\$162,355</b>	<b>\$117,651</b>
First Mortgage Payment	\$3,756	\$3,991	\$4,536
Second Mortgage Payment	\$0	\$0	\$0
Monthly Real Estate Taxes (est)	\$266	\$266	\$266
Monthly Homeowner's Ins. (est)	\$105	\$105	\$105
PMI	\$0	\$0	\$0
HOA or Condo Fee	\$0	\$0	\$0
<b>TOTAL MONTHLY PAYMENT</b>	<b>\$ 4,127</b>	<b>\$ 4,361</b>	<b>\$ 4,907</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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MORTGAGE

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

**Eric Boutcher**  
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