



# Open House

## 210 Second Street, Bethany Beach, DE



SALE PRICE:	\$ 2,250,000.00
ANNUAL TAXES:	\$ 2,513.00
HOA FEE:	\$ -
HAZARD INS:	\$ 600.00

**Peggy: (302) 539-4013**

PURCHASE PRICE	\$ 2,250,000.00
DOWN PAYMENT	40%
LOAN AMOUNT 1ST TRUST	\$ 1,350,000.00
<b>INTEREST RATE</b>	<b>6.250%</b>
POINTS	0.00%

	5/1 ARM	3/1 ARM	5/1 ARM I/O	15 YR FIXED	30 YR FIXED
PURCHASE PRICE	\$ 2,250,000.00	\$ 2,250,000.00	\$ 2,250,000.00	\$ 2,250,000.00	\$ 2,250,000.00
DOWN PAYMENT	40%	40%	40%	40%	40%
LOAN AMOUNT 1ST TRUST	\$ 1,350,000.00	\$ 1,350,000.00	\$ 1,350,000.00	\$ 1,350,000.00	\$ 1,350,000.00
<b>INTEREST RATE</b>	<b>6.250%</b>	<b>6.000%</b>	<b>6.000%</b>	<b>6.000%</b>	<b>6.375%</b>
POINTS	0.00%	0.00%	0.00%	0.00%	0.00%

PRINCIPAL & INTEREST	\$8,312.18
PROPERTY TAXES	\$ 209.42
HOMEOWNERS INSURANCE	\$ 50.00
HOA FEE (if applicable)	\$ -
2ND MORTGAGE PMT	\$ -

MONTHLY PAYMENT					
PRINCIPAL & INTEREST	\$8,312.18	\$ 8,093.93	\$ 6,750.00	\$ 8,093.93	\$ 8,422.24
PROPERTY TAXES	\$ 209.42	\$ 209.42	\$ 209.42	\$ 209.42	\$ 209.42
HOMEOWNERS INSURANCE	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
HOA FEE (if applicable)	\$ -	\$ -	\$ -	\$ -	\$ -
2ND MORTGAGE PMT	\$ -	\$ -	\$ -	\$ -	\$ -

**TOTAL MONTHLY PAYMENT**

<b>\$ 8,571.60</b>	<b>\$ 8,353.35</b>	<b>\$ 7,009.42</b>	<b>\$ 8,353.35</b>	<b>\$ 8,681.66</b>
--------------------	--------------------	--------------------	--------------------	--------------------

DOWN PAYMENT	\$ 900,000.00
CLOSING COSTS	\$ 44,050.00
ESCROWS & ACCR. INT	\$ 1,615.92

CASH TO CLOSE					
DOWN PAYMENT	\$ 900,000.00	\$ 900,000.00	\$ 900,000.00	\$ 900,000.00	\$ 900,000.00
CLOSING COSTS	\$ 44,050.00	\$ 44,050.00	\$ 44,050.00	\$ 44,050.00	\$ 44,050.00
ESCROWS & ACCR. INT	\$ 1,615.92	\$ 1,615.92	\$ 1,615.92	\$ 1,615.92	\$ 1,615.92

**TOTAL CASH TO CLOSE**

<b>\$ 945,665.92</b>	<b>\$ 945,665.92</b>	<b>\$ 945,665.92</b>	<b>\$ 945,665.92</b>	<b>\$ 945,665.92</b>
----------------------	----------------------	----------------------	----------------------	----------------------

GROSS INCOME TO QUALIFY	\$ 285,719.96
MAXIMUM MONTHLY DEBT	\$ 2,143
QUALIFYING FRONT RATIO	36%
QUALIFYING BACK RATIO	45%

INCOME TO QUALIFY					
GROSS INCOME TO QUALIFY	\$ 285,719.96	\$ 278,444.96	\$ 233,647.22	\$ 278,444.96	\$ 289,388.68
MAXIMUM MONTHLY DEBT	\$ 2,143	\$ 2,088	\$ 1,752	\$ 2,088	\$ 2,170
QUALIFYING FRONT RATIO	36%	36%	36%	36%	36%
QUALIFYING BACK RATIO	45%	45%	45%	45%	45%

**Rates as of 2/17/2005**

Financing sheet provided by **Steve Morgan**  
 Mortgage Consultant, A. Anderson Scott Mortgage  
 For a no obligation consultation please call  
 (office) 302-542-0368 (cell) 443-226-5297



[www.steve-morgan.com](http://www.steve-morgan.com)

THESE FIGURES ARE ESTIMATES AND QUALIFYING RATIOS WILL VARY WITH CREDIT AND PROGRAMS. WE OFFER 80/10/10 & 80/15/5 PROGRAMS

