



*Better Than
New*

*3 CAR
GARAGE*

**1804 S. Lions Ave.
\$ 137,900**

Select Features

- Remarkable living with brick corner fireplace, large windows and vaulted ceiling.
- Formal Dining
- Large Gourmet Kitchen with eat-in dining, pantry, dishwasher, and natural gas stove.
- Oversized master bedroom with bay window.
- Master Bathroom has garden tub, separate shower, double closets and double sinks
- Utility Room with storage
- Full-sized backyard with full privacy fence

Extras

- Kitchen Ceramic Tile
- Ceiling Fans
- Window Treatments
- Guttering
- Landscaping
- Pantry
- 3 Car Garage
- Wired for Surround Sound
- Storm Doors



*3 Bedrooms
2 Bathrooms
3 Car Garage (no outbuildings allowed)
Year Built—1999 per Court House
1834 Sq Ft per Appraisal
Large Lot
Schools—Lynn Wood, Sequoyah, Broken Arrow
Taxes \$ 1,659.15 (2004)*

FOR MORE INFORMATION CALL

Deborah Green

282-6385

DeborahGreen@remax.net

www.TulsasBestHomes.com



RE/MAX Executives

Each Office Independently Owned and Operated. The information contained herein while not guaranteed has been secured from sources we believe to be reliable.





Jennifer Lillard

(918)663-8500 Office Phone
(918)695-1557 Cell

FIRST MORTGAGE:

Type of Loan:	CONVENTIONAL FIXED RATE	CONVENTIONAL FIXED RATE
Term in Years:	30	30
Loan to Value:	80.000%	100.000%
Interest Rate:	6.250%	6.250%
Orig.Fee:	0.500%	1.000%
Disc. Points:	0.000%	0.000%
Loan Amount:	\$ 110,320	\$137,900

SECOND MORTGAGE: Home Equity Loan

Term in Years:	15
Loan to Value:	20.00%
Interest Rate:	8.500%
Orig. Fee:	0
Discount Points:	0
Loan Amount:	\$ 27,580.00

Down Payment \$0 \$0

CLOSING COSTS:

Loan Origination Fee:	\$ 551.60	\$ 1,379.00
Loan Discount Points:	\$ -	\$ -
Closing Fee:	\$ 300.00	\$ 300.00
Underwriting	\$ 195.00	\$ 195.00
Doc Prep	\$ 220.00	\$ 220.00
Appraisal Fee:	\$ 300.00	\$ 300.00
Credit Report	\$ 25.00	\$ 25.00
Abstracting & Title Search:	\$ 250.00	\$ 250.00
Title Examination:	\$ 300.00	\$ 300.00
Title Insurance (owner & le	\$ 461.00	\$ 461.00
Mortgage Tax:	\$ 137.90	\$ 137.90
Tax Service Fee:	\$ 85.00	\$ 85.00
Flood Certification:	\$ 17.00	\$ 17.00
Inspections:	\$ 400.00	\$ 400.00
Recording Fees:	\$ 80.00	\$ 65.00
Total Closing Costs:	\$ 3,322.50	\$ 4,134.90

PREPAIDS:

Interest (est. for 15 days):	\$ 379.70	\$ 354.20
Hazard Ins. (1st year):	\$ 800.00	\$ 800.00
Hazard Ins. (3 months):	\$ 200.00	\$ 200.00
Real Estate Taxes (3 mont	\$ 414.75	\$ 414.75
Total Prepays:	\$ 1,794.45	\$ 1,768.95

FUNDS NEEDED TO CLOSE:

Down Payment:	\$ -	\$ -
Closing Costs:	\$ 3,322.50	\$ 4,134.90
Prepays:	\$ 1,794.45	\$ 1,768.95
Total:	\$ 5,116.95	\$ 5,903.85

PROPOSED MONTHLY PAYMENT:

Principal & Interest (1st):	\$ 679.26	\$849.07
Principal & Interest (2nd):	\$ 271.59	
Hazard Insurance:	\$ 66.67	\$ 66.67
Real Estate Taxes:	\$ 138.25	\$ 138.25
Mortgage Ins.:	\$ -	\$ 119.51
Total:	\$ 1,155.77	\$ 1,173.50

The information contained herein was obtained from third parties and is deemed reliable but is not warranted.

These estimates are being provided strictly for the use of Real Estate professionals and are not intended to be used for the purpose of disclosure pursuant to the Real Estate Settlement Procedures Act of 1974, as amended. Interest rates and points are subject to change without notice.

The information provided above reflects estimates of the charges which you are likely to incur at the settlement of your loan. The fees listed are estimates - the actual charges may be more or less. Your loan transaction may not involve a fee for every item listed above.



