

ACTIVE LISTING: 1300 GOLDEN CIRCLE UNIT #309 GOLDEN, CO 80401



Listed By Lisa Reich
RE/MAX ALLIANCE



List Price: \$325,000
2 Bed | 2 Bath | 800 SQFT

*Listing Questions?
Contact Lisa Reich*

RE/MAX

(970) 401-2009

Lisa@reichcolorado.com



Estimated
Loan Rate: 5.814%*

*Advertised Rates are based on a Conventional Rate Loan on a Single Family Primary Residence located in Colorado, 740 FICO score and 80% LTV. 30 Year Fixed Rate/6.5644 % APR and estimated on 7.12.2022.



1300 GOLDEN CIRCLE - TCA

<https://mcedge.tv/ctegmu>**Jeannette Thompson**

1850117 1828914

homeloans@gongloff.com

Home Loans, LLC | P.O. Box 291, Frisco, CO, 80443

www.mortgagesforhouses.com

Cell: +1 (970) 668-0880 | Work: (720) 820-0880 | Fax: +1 (970) 808-2244

Happy Day! Here are 3 Purchase Scenarios for buying your listing at Golden, CO.

Summary | Quote Date - 07/10/2022

	5.814% RATE - 30 YEAR	4.999% RATE w/ \$5,107 RATE BUY DOWN	6.186% RATE - 10 YR I/O
Purchase Price:	\$325,000	\$330,107	\$325,000
Loan Amount:	\$264,332	\$268,348	\$264,372
Interest Rate:	5.814%	4.999%	6.186%
APR:	*5.878%	*5.056%	*4.627%
Term (mos):	360	360	360
Payment:	\$2,163.83	\$2,054.46	\$1,973.34
Cash To Close:	\$65,000.00	\$66,021.40	\$65,000.00
Monthly Savings	\$0.00	\$109.37	\$190.49
Interest Percentage	111.550%	93.230%	83.270%
Per Loan Yr	\$95,223.90	\$88,447.50	\$83,794.50

* DISCLOSURE: The results above are based on (i) information provided by you, (ii) estimates of interest rates, your ability to save, your tax bracket, closing costs and other amounts, (iii) currently available loan programs and (iv) information and assumptions discussed with your advisor, all of which might change over time.

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