

ACTIVE LISTING: 3608 HAVEN COURT, FORT COLLINS, CO 80526



List Price: \$540,000
3 Beds | 3 Baths | 2,590 SQFT



This is a great 2 story home that is located close to everything. It has 3 bedrooms, 3 bathrooms with a 2 car attached garage located in a cul-de-sac. It has new carpet and paint throughout. The garage door is new and with a full priced offer, the seller is willing to give a concession for the damaged doors upstairs. This is a go and show.



*Listing Questions?
Contact Bonnie Sherman*

Rouse Realty

970-301-8239

bonniesherman1961@hotmail.com



Estimated
Loan Rate: 4.798 %*

*Advertised Rates are based on a FHA Rate Loan on a Single Family Primary Residence located in Colorado, 740 FICO score and 96.5% LTV. 30 Year Fixed Rate/5.3226% APR and estimated on 8.23.2022.





Jeannette Thompson

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Here is a Total Cost Analysis for this listing located at 3608 Haven Court, Fort Collins, CO 80526 with a listing price of \$540,000. This is a great 2 story home that is located close to everything. It has 3 bedrooms, 3 bathrooms with a 2 car attached garage located in a cul-de-sac. It has new carpet and paint throughout. The garage door is new and with a full priced offer, the seller is willing to give a concession for the damaged doors upstairs.

3608 Haven Court TCA - Summary | Quote Date - 08/22/2022

	5.594% RATE-20% Down	PREFERRED OPTION	4.375% FHA Buy down rate
Purchase Price:	\$540,000	\$540,000	\$546,401
Loan Amount:	\$437,212	\$535,482	\$541,691
Interest Rate:	5.594%	4.798%	4.375%
APR:	*5.640%	*7.117%	*6.737%
Term (mos):	360	360	360
Payment:	**\$2,910.04	**\$3,991.50	**\$3,898.18
Cash To Close:	\$108,000.00	\$18,900.00	\$19,124.04
Monthly Savings	\$1,081.46	\$0.00	\$93.32
1st Total Interest Percentage:	106.530%	88.840%	79.740%
1st Loan 5 yr Cost:	\$152,521.50	\$226,528.46	\$220,924.85
Savings(60 mth):	\$61,288	\$0	\$9,261
Freedom Pt 1:	30.00 yrs	30.00 yrs	30.00 yrs
<p>** 1st Column: 30 year fixed - 20% downpayment - \$2,910.04 PITI 2nd Column: 30 year fixed - 3.5% downpayment - \$3,991.50 PITI + MI 3rd Column: 30 year fixed - 3.5% DP w/\$6,401 Buy Down - \$3,898.18 PITI + MI</p>			