



Single Family Residence For Sale!

6356 S Jado Ln, Meridian

INTERMOUNTAIN
MLS



Tempe model | Blackrock Homes. DO NOT GPS, FOLLOW THESE DIRECTIONS: S on Eagle Rd past Amity - W on Taconic thru SkyMesa /Lt at Cyanite/Lt at Brace/Rt at Bosch to East Ridge Village. LAKE HAZEL RD IS CLOSED. See Pic #2 for a map..... Move-in Ready! 55+ Community! East facing backyard on common area park. Floor plan includes guest suite, powder room, walk-in pantry, and mudroom. Fully landscaped & fenced, covered patio. Neighborhood park w/ covered gazebo and a fenced dog park area. Furnishings not included.

- Use \$15,000 from the seller to:
- Option 1: Buyout Mortgage Insurance to reduce your monthly payment
 - Option 2: Permanently buy down your interest rate
 - Option 3: 2/1 temporary rate buy down for the lowest monthly payment NOW

Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV 2yr Buydown
Sales Price	\$614,900	\$614,900	\$614,900
% Down	5.00%	5.00%	5.00%
First Loan	\$584,155	\$584,155	\$584,155
Term	30 Years	30 Years	30 Years
Rate	7.125%	6.875%	5.500%
APR*	7.599%	7.498%	7.693%

CASH TO CLOSE			
Down Payment	\$30,745	\$30,745	\$30,745
Closing Costs	\$26,393	\$19,675	\$9,692
Prepays/Impounds	\$2,535	\$2,475	\$2,625
Cost of Buydown	N/A	N/A	\$14,020
Seller is Paying	-\$15,000	-\$15,000	-\$15,000
Total \$ Required	\$44,673	\$37,895	\$42,081

HOUSING EXPENSE			
First Loan P & I	\$3,936	\$3,837	\$3,317
Taxes, Ins & MI	\$275	\$518	\$518
Total Monthly Pmt	\$4,211	\$4,356	\$3,835

*APR = Annual Percentage Rate

Loan 3: Conventional 2/1 Buydown

Years	Rate	Payment
1	5.500%	\$3,317
2	6.500%	\$3,692
3-30	7.500%	\$4,084

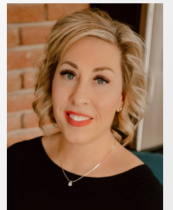
Payment and rate does not adjust after year 3. Fully indexed rate is 7.500% with a payment of \$4,084. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

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