

FOR SALE \$129,995.00

Owner Financing Available

1273 Country Club Court



- Fully renovated townhouse with three bedrooms and two-and-a-half bathrooms
 - Common areas have laminate flooring. Carpet in 2 of 3 bedrooms.
- Kitchen with white laminate cabinets, black granite-look laminate counter tops
 - Stainless kitchen appliances includes built-in dishwasher
 - Stainless side by side refrigerator with ice maker and water dispenser
 - Stainless built-in microwave oven
 - Enclosed private back yard
 - Large living room and attached dining area
 - Central A/C and heat pump

Guaranteed owner financing with any credit:

Stay a renter and your rent will continue to increase each year. Become an owner and your payment will never increase. As an owner, build equity every month. Deed will transfer with 20% equity.

Move-in Date: 1 August 2018. Start saving your down payment today.

Do you want to be a home owner in 2018?

Castle Property will coordinate your current lease with us to match the move-in date.

Own a Townhouse for about the same price as apartment rent:

Payment includes: Principal, interest, taxes, insurance and home owners association fee

\$1,145.53 per month with \$5,000 down payment

\$1,083.79 per month with \$10,000 down payment

\$921.07 per month with \$26,000 down payment

1273 Country Club Court

Prices as of April 2018

Taxes per half year:	\$373.74	/month	\$62.29
Insurance: estimate	\$500.00	/month	\$41.67
HOA: per quarter	\$107.50	/month	\$35.83

Owner Financing Available:

No loan fees, appraisal fees, credit check fee or application fees.

Credit < 575 = 2 points , 575-700 = 1 point, > 700 = 0 points

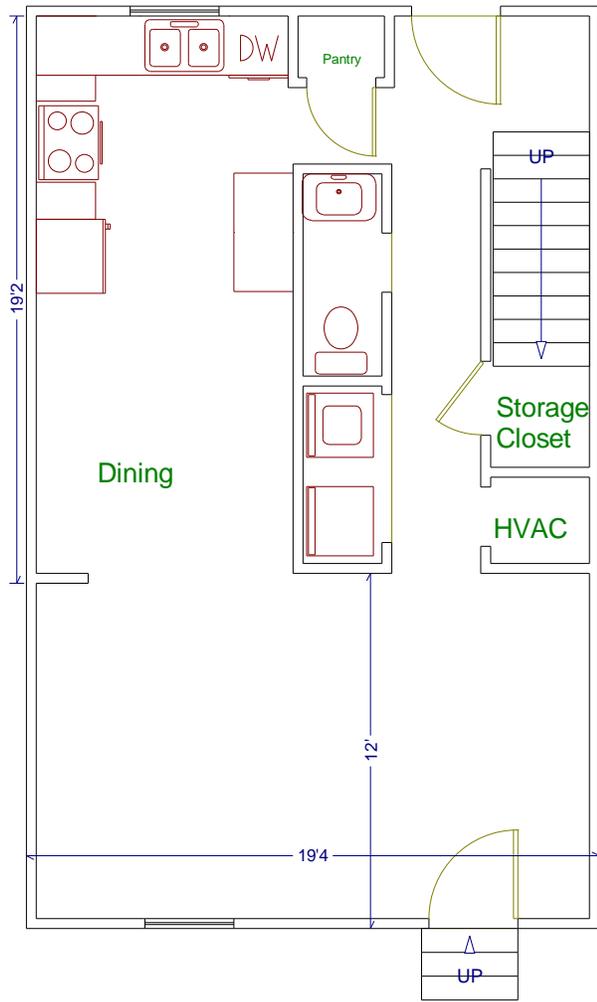
30 year amortization with 5 year balloon payment.

Deed transfer at 20% equity. No prepayment penalty.

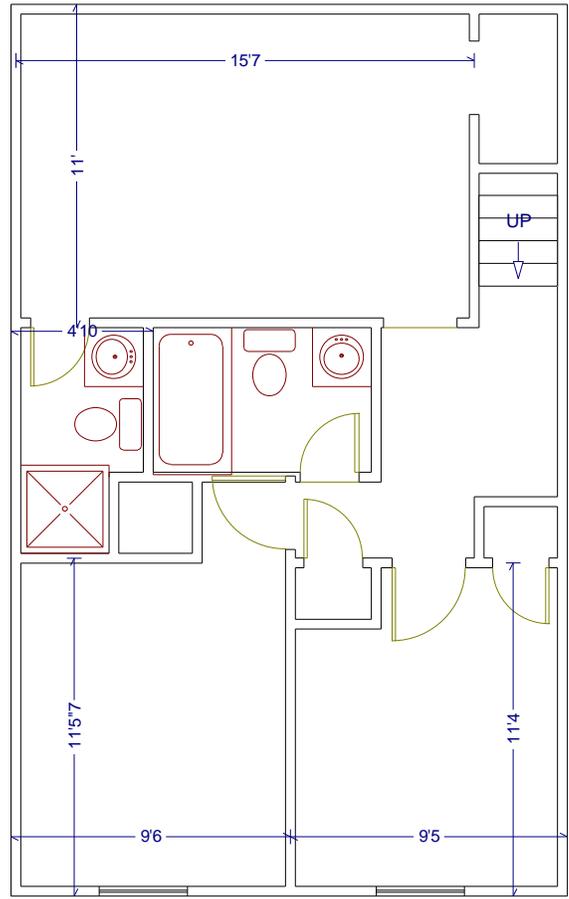
Must have gross income > three times Total monthly payment listed below.

Sales Price:	\$129,995.00	\$129,995.00	\$129,995.00
Down Payment:	\$5,000.00	\$10,000.00	\$26,000.00
Percent down:	3.85%	7.69%	20.00%
Amount Financed:	\$124,995.00	\$119,995.00	\$103,995.00
Interest Rate:	9.00%	8.75%	8.25%
Years to Pay	30	30	30
Monthly Payment:	\$1,005.74	\$944.00	\$781.28
Taxes: per half	\$62.29	\$62.29	\$62.29
Insurance: estimate	\$41.67	\$41.67	\$41.67
HOA: per quarter	\$35.83	\$35.83	\$35.83
Total Monthly	\$1,145.53	\$1,083.79	\$921.07

Glenn Loucks (540) 564 - 2659, (540) 908 – 8757



FIRST FLOOR
(back of property)



SECOND FLOOR
(back of property)



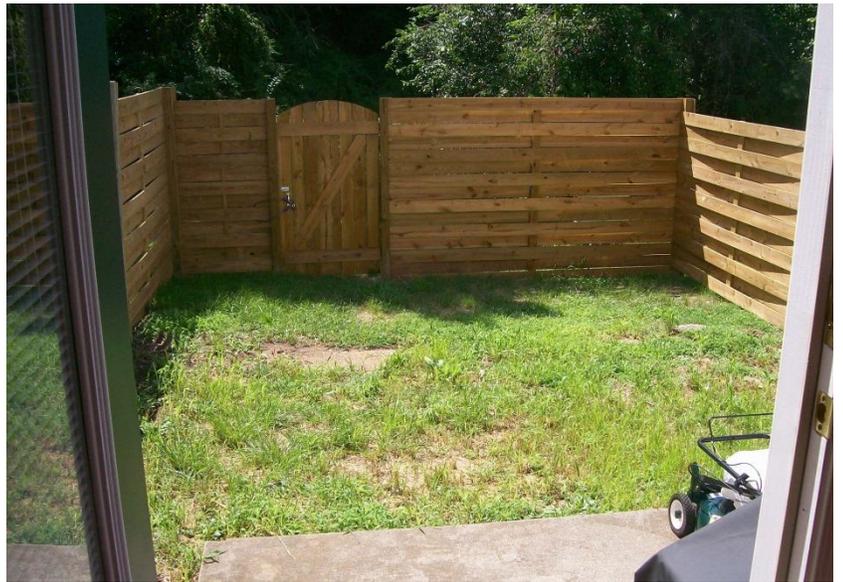
White laminate cabinets, granite look laminate counter tops and stainless steel appliances. Refrigerator, glass top stove and oven, built in microwave and dishwasher are all included in the sale price. Furnitures and personal items belong to the Tenants and are not included. Home also includes a full size white washer and dryer in the 1st floor laundry room.



Kitchen connects to Living room through a eat in dinette. Vinyl floors in the kitchen and dinette and laminate living room.



Large rear living room with ceiling fan and glass door leading to the private fenced back yard.



Private fenced back yard leads to rear common green space. Private back yard does not back to other houses.



Large 2nd floor front master bedroom with double closet and private bathroom with shower, toilet and sink



Two 2nd floor rear bedrooms share a full hall bathroom with tub/shower, sink and toilet.