

## 2225 13TH ST NW - WASHINGTON, DC 20009

3 Bedrooms, 2 Full Baths  
MLS: DC9508893

Make a piece of historic U St yours! Stunning classic details in this 3br, 2ba rowhome. Stained glass transoms, high ceilings, frml living/dining room, decorative fireplaces. Renovated kitch w/granite, subway tile, ss appls; new hardwoods/electric/plumbing/roof. Relax on 2nd floor deck. Backyard=poss parking. Lower level = expansion! Steps to metro, restaurants & all that U St jazz.

**Purchase Price:** \$949,900  
Annual Taxes \$7,101  
Annual Insurance \$360

### Agent Contact Information:

**Casey Aboulafia**  
1506 19th St Nw Ste 1, Washington, DC 20036  
(202) 491-1275 office  
casey@homeswithcasey.com



**For informational purposes only:** Compass is not a mortgage lender. PROSPERITY HOME MORTGAGE is not licensed to sell real estate. Contact PROSPERITY HOME MORTGAGE directly for questions regarding mortgage products and your eligibility.

*Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.*

Loan Program	Low Down Jumbo			30 Year Fixed			30 Year Fixed		
Purchase Price	\$ 949,900			\$ 949,900			\$ 949,900		
Down Payment	\$ 142,485 (15.00%)			\$ 189,980 (20.00%)			\$ 237,475 (25.00%)		
Loan Amount	\$ 807,415			\$ 759,920			\$ 712,425		
Term (Months)	360			360			360		
Interest Rate	4.250% 0.500 4.350%			3.750% 0.000 3.763%			3.625% 0.000 3.638%		
<b>Principal + Interest</b>	<b>\$ 3,972.00</b>			<b>\$ 3,519.31</b>			<b>\$ 3,249.02</b>		
Mortgage Insurance (MI)	\$ 0			\$ 0			\$ 0		
HOA/Dues/Fees	\$			\$			\$		
Insurance Escrow	\$ 30.00			\$ 30.00			\$ 30.00		
Tax Escrow	\$ 591.78			\$ 591.78			\$ 591.78		
<b>Total Est Monthly Payment*</b>	<b>\$ 4,593.78</b>			<b>\$ 4,141.09</b>			<b>\$ 3,870.80</b>		

**Flyer Generated on: 10/29/2015.** Payments are estimates. Actual Payments may be greater. See page 2 for best/worst case payment information. APR= Annual Percentage Rate. \***Terms of Monthly Repayment: Low Down Jumbo:** 360 payments of \$3,972 at 4.250% (4.350% APR) **30 Year Fixed:** 360 payments of \$3,519 at 3.750% (3.763% APR) **30 Year Fixed:** 360 payments of \$3,249 at 3.625% (3.638% APR) **Rates as of: 10/29/2015.**

For more information, please contact:

No mortgage fees if you use Jon Okun and mention this flyer!!!

**PROSPERITY**

HOME MORTGAGE, LLC

**Jonathan Okun**

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 Interest rates and annual percentage rates (APRs) are based on current market conditions, are for informational purposes only, are subject to change without notice and may be subject to pricing add-ons related to property type, loan amount, loan-to-value, credit score and other variables—call for details. Accuracy is not guaranteed and products may not be available to all borrowers based on their individual situation. This is not a credit decision or a commitment to lend. Depending on loan guidelines, mortgage insurance may be required. If mortgage insurance is required, the mortgage insurance premium could increase the APR and the monthly mortgage payment. Additional loan programs may be available. All first mortgage products are provided by Prosperity Home Mortgage, LLC. (877) 275-1762. Prosperity Home Mortgage, LLC products may not be available in all areas. Not all borrowers will qualify. Licensed by the NJ Department of Banking and Insurance. Licensed by the Delaware State Bank Commissioner. Also licensed in District of Columbia, Georgia, Maryland, North Carolina, Pennsylvania, South Carolina, Tennessee, Virginia, and West Virginia. NMLS ID #75164 (NMLS Consumer Access at <http://www.nmlsconsumeraccess.org/>) ©2015 Prosperity Home Mortgage, LLC. All Rights Reserved.

## Projected Payment Schedules for Loan Programs

Created on: 10/29/2015

**Purchase Price:** \$949,900  
**Property Address:** 2225 13TH ST NW -  
WASHINGTON, DC 20009  
**MLS Number:** MRIS DC9508893

**PROSPERITY HOME MORTGAGE**  
Jonathan Okun **NMLSR ID# 221383**  
7700 Old Georgetown Road Suite 120  
Bethesda, MD 20814  
(443) 610-8371  
Jonathan.Okun@phmloans.com



**Low Down Jumbo:** | Principal & Interest payment is fixed for 30 years.

Projected Payments	Loan Amount: \$807,415 Down Payment: \$142,485
<b>Payment Calculation</b>	<b>Years 1-30</b>
Interest Rate / APR	4.250% / <b>4.350% APR</b>
Principal & Interest	\$3,972
Estimated monthly Taxes, Insurance & Assessments	+ \$622
Mortgage Insurance	+ \$0
<b>Estimated Total Monthly Payment</b>	<b>\$4,594</b>

**30 Year Fixed:** | Principal & Interest payment is fixed for 30 years.

Projected Payments	Loan Amount: \$759,920 Down Payment: \$189,980
<b>Payment Calculation</b>	<b>Years 1-30</b>
Interest Rate / APR	3.750% / <b>3.763% APR</b>
Principal & Interest	\$3,519
Estimated monthly Taxes, Insurance & Assessments	+ \$622
Mortgage Insurance	+ \$0
<b>Estimated Total Monthly Payment</b>	<b>\$4,141</b>

**30 Year Fixed:** | Principal & Interest payment is fixed for 30 years.

Projected Payments	Loan Amount: \$712,425 Down Payment: \$237,475
<b>Payment Calculation</b>	<b>Years 1-30</b>
Interest Rate / APR	3.625% / <b>3.638% APR</b>
Principal & Interest	\$3,249
Estimated monthly Taxes, Insurance & Assessments	+ \$622
Mortgage Insurance	+ \$0
<b>Estimated Total Monthly Payment</b>	<b>\$3,871</b>

\* 'min' estimates assume the lowest adjusted rate is equal to the ARM loan's "Margin". Future interest rates are rounded to the nearest 0.125%. Contact your lender if you have questions regarding any of the details.