

## 1527 T ST NW - WASHINGTON, DC 20009

4 Bedrooms, 4 Full Baths  
MLS: DC9838889

Smart & well-maintained 3-unit income producing townhouse w/ CofOs. Great tenants & low expenses. Excellent Logan location: 1.5 blocks to 14th St -Trader Joe's, Cafe St Ex. HALF mile to metro. New roof 2015, all A/C units 2013. #3- Spacious, beautiful top floor 2-level w/hardwoods, 2 new baths & new kitchen + large balcony, mo-mo lease. #2-1BR/1BA w/ PARKING & yard leased til Aug. #1-2BR/1BA mo-mo

**Purchase Price:** **\$1,465,000**  
Annual Taxes \$10,284  
Annual Insurance \$1,800

### Agent Contact Information:

**Casey Aboulafia**

1313 14th St Nw, Washington, DC 20005  
(202) 780-5885 mobile  
(202) 386-6330 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	30 Year Fixed			30 Year Fixed			30 Year Fixed		
Purchase Price	\$ 1,465,000			\$ 1,465,000			\$ 1,465,000		
Down Payment	\$ 366,250 (25.00%)			\$ 480,475 (32.80%)			\$ 512,750 (35.00%)		
Loan Amount	\$ 1,098,750			\$ 984,525			\$ 952,250		
Term (Months)	360			360			360		
Interest Rate	4.500% 0.000 4.516%			4.375% 0.125 4.401%			4.750% 0.125 4.778%		
<b>Principal + Interest</b>	<b>\$ 5,567.20</b>			<b>\$ 4,915.59</b>			<b>\$ 4,967.39</b>		
Mortgage Insurance (MI)	\$ 0			\$ 0			\$ 0		
HOA/Dues/Fees	\$			\$			\$		
Insurance Escrow	\$ 150.00			\$ 150.00			\$ 150.00		
Tax Escrow	\$ 857.00			\$ 857.00			\$ 857.00		
<b>Total Est Monthly Payment*</b>	<b>\$ 6,574.20</b>			<b>\$ 5,922.59</b>			<b>\$ 5,974.39</b>		

**Flyer Generated on: 1/12/2017.** Payments are estimates. Actual Payments may be greater. See page 2 for additional Minimum/Maximum Payment information. APR= Annual Percentage Rate. **\*Terms of Monthly Repayment: 30 Year Fixed:** 360 payments of \$5,567 at 4.500% (4.516% APR) **30 Year Fixed:** 360 payments of \$4,916 at 4.375% (4.401% APR) **30 Year Fixed:** 360 payments of \$4,967 at 4.750% (4.778% APR) **Rates as of: 1/11/2017.**

**No mortgage fees when you work with Jon Okun at Prosperity Home Mortgage when you mention this flyer!!!**

Options 1 and 2 are based on one of the units being owner occupied.

Option 3 is based on all three units being rented out.


For more information, please contact:

**PROSPERITY**  
HOME MORTGAGE, LLC

**Jonathan Okun**  
NMLS ID# 221383

7700 Old Georgetown Road Suite 120  
Bethesda, MD 20814  
(443) 610-8371 office  
(443) 610-8371 mobile  
Jonathan.Okun@phmlans.com  
www.jonathanokun.com



 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/>) ©2016 Prosperity Home Mortgage, LLC. All Rights Reserved.

## Projected Payment Schedules for Loan Programs

Created on: 1/12/2017

**Purchase Price:** \$1,465,000  
**Property Address:** 1527 T ST NW -  
WASHINGTON, DC 20009  
**MLS Number:** MRIS DC9838889

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



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

Projected Payments	Loan Amount: \$1,098,750   Down Payment: \$366,250
Payment Calculation	Years 1-30
Interest Rate / APR	4.500% / <b>4.516% APR</b>
Principal & Interest	\$5,567
Estimated monthly Taxes, Insurance & HOA/Dues	+ \$1,007
Mortgage Insurance	+ \$0
<b>Estimated Total Monthly Payment</b>	<b>\$6,574</b>

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

Projected Payments	Loan Amount: \$984,525   Down Payment: \$480,475
Payment Calculation	Years 1-30
Interest Rate / APR	4.375% / <b>4.401% APR</b>
Principal & Interest	\$4,916
Estimated monthly Taxes, Insurance & HOA/Dues	+ \$1,007
Mortgage Insurance	+ \$0
<b>Estimated Total Monthly Payment</b>	<b>\$5,923</b>

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

Projected Payments	Loan Amount: \$952,250   Down Payment: \$512,750
Payment Calculation	Years 1-30
Interest Rate / APR	4.750% / <b>4.778% APR</b>
Principal & Interest	\$4,967
Estimated monthly Taxes, Insurance & HOA/Dues	+ \$1,007
Mortgage Insurance	+ \$0
<b>Estimated Total Monthly Payment</b>	<b>\$5,974</b>