



***“The Rosewood”***

5807 Adamants Drive

**\$323,339**



Available Jan/Feb 2012

MLS: 757547

- 5 Bedrooms
- 3 Bathrooms
- 2 Car Garage
- 3160 total square feet
- Finished basement
- “C” Elevation with front porch
- Stainless Steel Appliances to include dishwasher, smooth-top range/oven and over the stove microwave
- Granite Slab kitchen countertops
- Pre-Finished Wood Floors in Entry, Kitchen, nook and family room
- Brushed nickel Lighting and Door Hardware
- Air Conditioning Prep
- Stone fireplace
- Lot #24, Filing 8

**With use of Preferred Lender this home includes:**

**Front Yard Landscaping / Stainless Steel Side-by-Side Refrigerator / And Waived Loan Origination Fee**

This promotion is subject to end at any time.

Wolf Ranch - 6018 Wolf Village Drive

Jenny Neary & Annie Miller / 719-282-1650 / WolfRanch@ClassicHomes.com

Brokerage: Classic Residential Services 719-592-9333



**The Rosewood**  
 3,160 sq. ft.  
 5 bed/3 bath/2-Car  
**Special Financing  
 Package Offered!**  
 Only available through  
 our preferred lender,  
 CB&T Mortgage.

**5807 ADAMANTS DRIVE | \$323,339**

**VA Loan**

Purchase Price	\$323,339
Base Loan Amount	\$323,339
Loan Amount	
w/VAFF@2.15%	\$330,290
Down Payment	\$0
<b><u>Projected Monthly Mortgage Payment</u></b>	
Principal and Interest	\$ 1,530*
Mortgage Insurance	NA
Taxes	214
Insurance	65
<b>TOTAL</b>	<b>\$ 1,809</b>

\*Based on fixed interest rate of 3.75% over 30 years. APR 3.938%

**Conventional Loan**

Purchase Price	\$323,339
Loan Amount	
w/5% down	\$307,172
Down Payment	\$16,167
<b><u>Projected Monthly Mortgage Payment</u></b>	
Principal and Interest	\$ 1,444*
Mortgage Insurance	172
Taxes	214
Insurance	65
<b>TOTAL</b>	<b>\$ 1,895</b>

\*Based on fixed interest rate of 3.875% over 30 years. APR 4.319%.

**Helping you find the home...**

Jenny Neary and Annie Miller  
 Classic Homes  
 (719) 282-1650  
 Wolf Ranch  
 ClassicHomes.com



**Helping you find the loan...**

**Theresa Anderson**, (719) 785-7101  
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 CO Lic.#100020753/NMLS #276757  
 CB&T Mortgage  
 CentralBancorp.com



\* Rates as of 11/01/11 .All rates are quoted with 1% loan origination fee, paid by Seller incentive., 30 day lock, 720 credit score, Rates change daily. Rates and add on fees may vary depending on credit score, down payment, property, occupancy type, and loan size. Call for details. To check the status of your mortgage loan originator license, visit [www.dora.state.co.us](http://www.dora.state.co.us).

