

3707 NICHOLSON ST - HYATTSVILLE, MD 20782

3 Bedrooms, 2 Full Baths
MLS: PG7622108

1st Tm Hm Byrs Delight! No Short Sale, No Foreclosure, No Hassles!
Traditional seller offering well loved hm w/3 BR & Bnus Rm/Den in Bsmt &
2 Bths! Orgnl H/W flrs thrghout 1st flr protected under carpet, solid oak
cabinets in kthn, less then 1 ml Metro, PG Plaza, Library, & more! 4.5
percent closing help w/FP offr, YOU may be eligible to own for as little as
3985 down and 1851 per month!



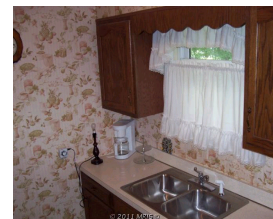
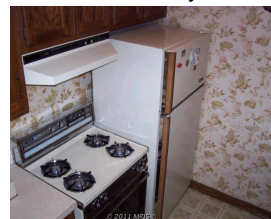
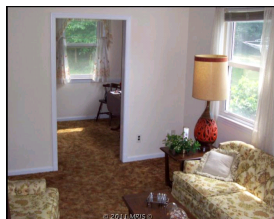
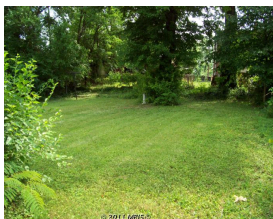
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Purchase Price: **\$249,932**
Annual Taxes \$3,535
Annual Insurance (Estimated): \$480

Agent Contact Information:

Charles Hudson

New Focus Realty LLC
(301) 560-7999 work
chudson@newfocusrealty.com
www.newfocusrealty.com



Loan Program	FHA 30 Year Fixed			FHA 5/1 Arm			VA 30 Year Fixed		
Purchase Price	\$	249,932		\$	249,932		\$	249,932	
Down Payment	\$	8,748	(3.50%)	\$	8,748	(3.50%)	\$	0	(0.00%)
Loan Amount	\$	243,596		\$	243,596		\$	255,306	
Term (Months)		360	Points APR		360	Points APR		360	Points APR
Interest Rate		4.500%	-0.500 5.39%		3.750%	0.000 3.61%		4.500%	0.000 4.93%
Principal + Interest*	\$	1,234.27		\$	1,128.13		\$	1,293.60	
Mortgage Insurance Premium	\$	231.14		\$	231.14		\$	0	
HOA/Dues/Fees	\$	0		\$	0		\$	0	
Insurance Escrow	\$	40.00		\$	40.00		\$	40.00	
Tax Escrow	\$	294.59		\$	294.59		\$	294.59	
Total Est Monthly Payment	\$	1,800.00		\$	1,693.86		\$	1,628.19	

You might be eligible to receive \$5000 in Down Payment Assistance from the State of Maryland or \$12,496 from Prince George's County. Please call Ryan to see if you might be eligible.

Contact your loan consultant for a mortgage that fits your needs:

Ryan Paquin
NMLS ID#187868
(301) 352-6060 office
(301) 332-1589 cell
rpaquin@gofirsthome.com



Generated on: 6/9/2011. APR = Annual Percentage Rate. *Payment Streams: **FHA 30yrfx**: #1-359=\$1,234 at 4.5%, #360=\$1,232 at 4.5% **FHA5/1arm**: #1-60=\$1,128 at 3.75%, #61-359=\$961 at 2.29%, #360=\$962 at 2.29% **VA 30**: #1-359=\$1,294 at 4.5%, #360=\$1,291 at 4.5%

These products and interest rates are subject to change at any time due to changing market conditions. Actual rates available to you may vary based upon a number of factors including your credit rating, size of down payment and amount of documentation provided. This is not an advertisement to extend consumer credit as defined by Section 226.2 of Regulation Z.

