

Property Address:

40 W Goodfarm Road
Dwight, IL 60420



Selling Price: \$450,000

**MUST SEE!
On 3.5 Acres!**

Custom Financing Solutions

5/1 LIBOR ARM	20-30 Yr Fixed
CONV	CONV

Primary Financing

Down Payment \$ / %
Loan Amount
APR
Payment Amount / Interest Rate / Term
Payment amounts do not include homeowner's insurance or taxes which must be paid. Actual payments may be greater.
The interest rate on an Adjustable Rate
Mortgage (ARM) is subject to increase after consummation.
Est. Property Taxes / Homeowner's Insurance
Est. Homeowner's Association Fee

\$45,000.00/10.0%	\$45,000.00/10.0%
\$405,000.00	\$405,000.00
3.542%	4.843%
\$1,971.84 - / 3.250% / 60	\$2,261.33 - / 4.500% / 86
\$1,971.83 - / 3.250% / 14	\$2,052.08 - / 4.500% / 273
\$1,762.58 - / 3.250% / 285	\$2,048.64 - / 4.500% / 1
\$1,764.31 - / 3.250% / 1	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
\$396.19 / \$50.00	\$396.19 / \$50.00
\$0.00	\$0.00

Total Est. Initial Housing Payment (PITI)*
Est. Cash Needed to Close**

\$2,418.03	\$2,707.52
\$48,226.63	\$47,831.50

Property Presented by:

Jennifer Shipman
Broker Owner
Twenty First Century
355 S. Broadway
Coal City, IL 60416
815-342-6150

Financing Provided by:

JOHN O'SULLIVAN
Home Mortgage Consultant
WELLS FARGO BANK, N.A.
4332 Fox Valley Center Dr
Aurora, IL 60504
630-820-5227
John.S.OSullivan@wellsfargo.com

*Total Est. Initial Housing Payment includes principal and interest for both Primary and Secondary Financing as well as tax, insurance, homeowner dues. **Estimated Cash needed to Close includes fees estimated to be due and payable at closing including but not limited to down payment, closing costs, mortgage insurance. Payment amounts include mortgage insurance if the down payment is less than 20% or the loan product is FHA. Rates available as of date of printing and subject to change without notice. Down payment amount excludes any secondary financing. Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A. All Rights Reserved.

