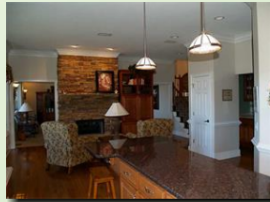


# 430 Sassafra Mountain Laurel Lane

## Jasper, Georgia 30143



DRIVE DOWN THE TREE LINED DRIVEWAY TO YOUR MOUNTAIN RETREAT. A COUNTRY CLUB HOME WITH MOUNTAIN ACCENTS. ENJOY BREATH TAKING VIEWS OF SUNRISE AND NORTH GEORGIA MOUNTAIN WHILE LIVING IN LUXURY. WALK YOUR PRIVATE TRAIL WITH FOOTBRIDGE TO YOUR OBSERVATION DECK AND ENJOY YOUR OWN WATERFALL.

Financing	CONV	CONV	VA
Notes	Fixed Rate	Fixed Rate	Fixed Rate
Sales Price	\$549,000	\$549,000	\$549,000
% Down	25.00%	20.00%	6.01%
First Loan	\$411,750	\$439,200	\$516,000
Term	30 Years	30 Years	30 Years
Rate	3.625%	4.125%	3.750%
APR	3.729%	4.230%	4.161%

### CASH TO CLOSE

Down Payment	\$137,250	\$109,800	\$33,000
Closing Costs	\$9,515	\$9,932	\$16,445
PrePays/Impounds	\$0	\$0	\$3,649
Lender Credit	-\$0	-\$0	-\$15,480
<b>Total \$ Required</b>	<b>\$146,765</b>	<b>\$119,732</b>	<b>\$37,614</b>

### HOUSING EXPENSE

First Loan P & I	\$1,878	\$2,129	\$2,390
Taxes, Ins & MI	\$0	\$0	\$449
<b>Total Monthly Pmt</b>	<b>\$1,878</b>	<b>\$2,129</b>	<b>\$2,839</b>



**Gary Trego**  
Realtor

Office 706-301-1063  
Cell 770-617-6789  
Fax 706-692-7860

gtrego@windstream.com  
gamountainproperties.net



### Georgia Mountain Realty, LLC

220 Monument Falls Road  
Jasper GA 30143



**John Kennedy**

Owner  
NMLS# 165885

Direct 404-545-1164  
Office 678-317-0338  
Fax 877-223-4919

jfk@mortgagesourcesite.com  
www.mortgagesourcesite.com

### The Mortgage Source, LLC

21 Court Street 102  
Jasper GA 30143



This is for informational purposes only and should not be relied upon by you. Georgia Mountain Realty, LLC is not a mortgage lender. Contact The Mortgage Source, LLC directly to learn more about its mortgage products and your eligibility for such products. This financing is designed to assist you in selecting the loan program that most closely suits your budget. Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer/property qualification. Rates/fees are subject to change without notice. Cash reserves may be required for some conventional loans.