

## 1731 1ST ST NW #2 - WASHINGTON, DC 20001

2 Bedrooms, 2 Full Baths  
MLS: DCDC310114

Beautiful Bayfront in Bloomingdale! After brunch at Big Bear or dinner and drinks at The Red Hen, wow your friends with the gorgeous vistas from the private 13~ x 14~ roofdeck. When you tire of the stunning views of this historic neighborhood~s turrets, come inside to enjoy the generous proportions of your modern, top-floor 2 bedroom condo.

**Purchase Price:** **\$735,000**  
Annual Taxes \$4,791  
Annual Insurance (Estimated): \$480  
HOA Association Fee (Monthly): \$226

### Agent Contact Information:

**Casey Aboulafia**  
1313 14th St Nw Fl 2nd, Washington, DC 20005  
(202) 780-5885 office  
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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	\$ 735,000		\$ 735,000		\$ 735,000	
Down Payment	\$ 73,500 (10.00%)		\$ 110,250 (15.00%)		\$ 147,000 (20.00%)	
Loan Amount	\$ 661,500		\$ 624,750		\$ 588,000	
Term (Months)	360		360		360	
Interest Rate	5.000%	Points 0.000 APR 5.019%	4.875%	Points 0.000 APR 4.893%	4.750%	Points 0.000 APR 4.767%
<b>Principal + Interest</b>	<b>\$ 3,551.08</b>		<b>\$ 3,306.23</b>		<b>\$ 3,067.29</b>	
Mortgage Insurance (MI)	\$ 0		\$ 0		\$ 0	
HOA/Dues/Fees	\$ 226.00		\$ 226.00		\$ 226.00	
Insurance Escrow	\$ 40.00		\$ 40.00		\$ 40.00	
Tax Escrow	\$ 399.25		\$ 399.25		\$ 399.25	
<b>Total Est Monthly Payment*</b>	<b>\$ 4,216</b>		<b>\$ 3,971</b>		<b>\$ 3,733</b>	

**Flyer Generated on: 1/16/2019.** 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 \$3,551.08 at 5.000% (5.019% APR) **30 Year Fixed:** 360 payments of \$3,306.23 at 4.875% (4.893% APR) **30 Year Fixed:** 360 payments of \$3,067.29 at 4.750% (4.767% APR) **Rates as of: 1/15/2019.**


**!!!NO MORTGAGE ORIGINATION FEE WHEN YOU WORK WITH JON OKUN AND MENTION THIS FLYER!!!**

For more information, please contact:



**Jonathan Okun**  
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 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, Florida, Georgia, Indiana, Maryland, Michigan, North Carolina, Pennsylvania, South Carolina, Tennessee, Virginia, and West Virginia. NMLS ID #75164 (NMLS Consumer Access at <http://www.nmlsconsumeraccess.org/>) ©2018 Prosperity Home Mortgage, LLC.

## Projected Payment Schedules for Loan Programs

Created on: 1/16/2019

**Purchase Price:** \$735,000  
**Property Address:** 1731 1ST ST NW #2 -  
 WASHINGTON, DC 20001  
**MLS Number:** BRIGHTMLS DCDC310114

**PROSPERITY HOME MORTGAGE**  
 Jonathan Okun **NMLSR ID# 221383**  
 7700 Old Georgetown Road Suite 120  
 Bethesda, MD 20814  
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**30 Year Fixed:** | Principal & Interest payment is fixed for 30 years.

Projected Payments	Loan Amount: \$661,500 Down Payment: \$73,500
Payment Calculation	Years 1-30
Interest Rate / APR	5.000% / <b>5.019% APR</b>
Principal & Interest	\$3,551.08
Estimated monthly Taxes, Insurance & HOA/Dues	+ \$665
Mortgage Insurance	+ \$0
<b>Estimated Total Monthly Payment</b>	<b>\$4,216</b>

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

Projected Payments	Loan Amount: \$624,750 Down Payment: \$110,250
Payment Calculation	Years 1-30
Interest Rate / APR	4.875% / <b>4.893% APR</b>
Principal & Interest	\$3,306.23
Estimated monthly Taxes, Insurance & HOA/Dues	+ \$665
Mortgage Insurance	+ \$0
<b>Estimated Total Monthly Payment</b>	<b>\$3,971</b>

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

Projected Payments	Loan Amount: \$588,000 Down Payment: \$147,000
Payment Calculation	Years 1-30
Interest Rate / APR	4.750% / <b>4.767% APR</b>
Principal & Interest	\$3,067.29
Estimated monthly Taxes, Insurance & HOA/Dues	+ \$665
Mortgage Insurance	+ \$0
<b>Estimated Total Monthly Payment</b>	<b>\$3,732</b>