



# 2311 CONNECTICUT AVE NW #505 - WASHINGTON, DC 20008

2 Bedrooms, 2 Full Baths  
MLS: DC8576346

Step into old-world grandeur at Best Addresses Kalorama condo w/1,259 sq ft of living! Spacious living rm, frml dining rm, hardwoods, orig details, renovations = complete package. Open, newer kitch w/ ss appls, cabs+counters+subway tile. 2 lg brs + 2 updated baths. Front desk. Roofdeck. Fee inc ALL util+cable. Storage. Rental parking near. Pet/Investor friendly-tenants notified. Open 3/22

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**Purchase Price:** \$645,000  
Annual Taxes \$4,385  
Annual Insurance \$360  
HOA Association Fee (Monthly): \$964

### Agent Contact Information:

**Casey Aboulafia**  
1506 19th St Nw Ste# 1, Washington, DC 20036  
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Loan Program	30 Year Fixed			30 Year Fixed			5/5 Advantage		
Purchase Price	\$ 645,000			\$ 645,000			\$ 645,000		
Down Payment	\$ 64,500 (10.00%)			\$ 161,250 (25.00%)			\$ 129,000 (20.00%)		
Loan Amount	\$ 580,500			\$ 483,750			\$ 516,000		
Term (Months)	360			360			360		
Interest Rate	4.000%	0.000 Points	4.020% APR	3.750%	0.000 Points	3.770% APR	3.000%	0.000 Points	3.260% APR
<b>Principal + Interest</b>	<b>\$ 2,771.40</b>			<b>\$ 2,240.32</b>			<b>\$ 2,175.48</b>		
Mortgage Insurance (MI)	\$ 0			\$ 0			\$ 0		
HOA/Dues/Fees	\$ 963.64			\$ 963.64			\$ 963.64		
Insurance Escrow	\$ 30.00			\$ 30.00			\$ 30.00		
Tax Escrow	\$ 365.42			\$ 365.42			\$ 365.42		
<b>Total Est Monthly Payment*</b>	<b>\$ 4,130.46</b>			<b>\$ 3,599.38</b>			<b>\$ 3,534.54</b>		

**Flyer Generated on: 3/18/2015.** Payments are estimates. Actual Payments may be greater. APR= Annual Percentage Rate. ARM Rates may increase after consummation. \***Terms of Monthly Repayment: 30 Year Fixed:** 360 pmts of \$2,771 at 4.000% (4.020% APR) **30 Year Fixed:** 360 pmts of \$2,240 at 3.750% (3.770% APR) **5/5 Advantage:** 60 pmts of \$2,175 at 3.000% followed by 300 pmts of \$2,265 at 3.370% (index 1.37% +margin 2%) (3.260% APR) **Rates as of: 3/18/2015**

For more information, please contact:



HOME MORTGAGE, LLC

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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

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