

# 2325 42ND ST NW #219 - WASHINGTON, DC 20007

2 Bedrooms, 1 Full Baths  
MLS: DC8585026

Nestled onto Glover-Archibold Park, this 921 sq ft condo is a peaceful retreat. This corner unit is perfect for relaxing & the private porch w/ green courtyard is perfect for Fido. Inside, find a renovated bath, updated kitchen, crazy closet space, hardwoods, 2 spacious brs & separate dining area. Extra storage + bike storage. On-site rental parking poss. Pet/investor friendly.



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**Purchase Price:** **\$375,000**  
Annual Taxes \$2,253  
Annual Insurance \$360  
HOA Association Fee (Monthly): \$491

**Agent Contact Information:**

**Casey Aboulafia**  
1506 19th St Nw Ste# 1, Washington, DC 20036  
(202) 491-1275 office  
casey@homeswithcasey.com



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Loan Program	30 Year Fixed			30 Year Fixed			30 Year Fixed		
Purchase Price	\$ 375,000			\$ 375,000			\$ 375,000		
Down Payment	\$ 18,750 (5.00%)			\$ 37,500 (10.00%)			\$ 75,000 (20.00%)		
Loan Amount	\$ 356,250			\$ 337,500			\$ 300,000		
Term (Months)	360			360			360		
Interest Rate	4.125%	0.000 Points	4.145% APR	4.000%	0.000 Points	4.020% APR	3.875%	0.000 Points	3.895% APR
<b>Principal + Interest</b>	<b>\$ 1,726.56</b>			<b>\$ 1,611.28</b>			<b>\$ 1,410.71</b>		
Mortgage Insurance (MI)	\$ 0			\$ 0			\$ 0		
HOA/Dues/Fees	\$ 491.00			\$ 491.00			\$ 491.00		
Insurance Escrow	\$ 30.00			\$ 30.00			\$ 30.00		
Tax Escrow	\$ 187.78			\$ 187.78			\$ 187.78		
<b>Total Est Monthly Payment*</b>	<b>\$ 2,435.34</b>			<b>\$ 2,320.06</b>			<b>\$ 2,119.49</b>		


**Flyer Generated on: 3/27/2015.** Payments are estimates. Actual Payments may be greater. APR= Annual Percentage Rate. **\*Terms of Monthly Repayment: 30 Year Fixed:** 360 pmts of \$1,727 at 4.125% (4.145% APR) **30 Year Fixed:** 360 pmts of \$1,611 at 4.000% (4.020% APR) **30 Year Fixed:** 360 pmts of \$1,411 at 3.875% (3.895% APR) **Rates as of: 3/27/2015**

For more information, please contact:



**Jonathan Okun**  
NMLS ID# 221383  
7700 Old Georgetown Road Suite 120  
Bethesda, MD 20814  
(443) 610-8371 office  
(443) 610-8371 mobile  
Jonathan.Okun@phmloans.com  
www.jonathanokun.com



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