

\$1,150,000

RATES AS OF 1/30/2026

LOAN PROGRAM COMPARISON

Conv 30 yr fixed, 20% Down Pmnt.

Loan to Value	80%	Property Tax	\$1,189.85
Down Payment	\$230,000	Homeowner's Insurance	\$250
Loan Amount	\$920,000	Monthly Mortgage Insurance	NA
Loan Term	30 years	HOA Dues	\$120
Interest Rate	6.125%	FICO	780
Principal & Interest Payment	\$5,590.02	APR	6.161%

Conv 30 yr fixed, 10.1% Down Pmnt - No Mortgage Insurance

Loan to Value	89.90%	Property Tax	\$1,189.85
Down Payment	\$116,150	Homeowner's Insurance	\$250
Loan Amount	\$1,033,850	Monthly Mortgage Insurance	NA
Loan Term	30 years	HOA Dues	\$120
Interest Rate	6.125%	FICO	780
Principal & Interest Payment	\$6,281.78	APR	6.159%

Conv 30 yr fixed, 25% Down Pmnt - Investment Property

Loan to Value	75%	Property Tax	\$1,189.85
Down Payment	\$287,500	Homeowner's Insurance	\$250
Loan Amount	\$862,500	Monthly Mortgage Insurance	NA
Loan Term	30 years	HOA Dues	\$120
Interest Rate	6.500%	FICO	780
Principal & Interest Payment	\$5,546.99	APR	6.701%

Conv 30 yr fixed, 44% Down Pmnt - Investment Property - Cash Flow Neutral

Loan to Value	56%	Property Tax	\$1,189.85
Down Payment	\$506,000	Homeowner's Insurance	\$250
Loan Amount	\$644,000	Monthly Mortgage Insurance	NA
Loan Term	30 years	HOA Dues	\$120
Interest Rate	6.125%	FICO	780
Principal & Interest Payment	\$3,913.01	APR	6.182%

238-240 CAMELBACK RD PLEASANT HILL



PRICE : \$1,150,000

Programs and Services:

- Underwriting Pre-Approval
- Ability to close in 17 days or less
- Conv. FHA, VA, JUMBO
- Non-QM specialty loans for Self Employed
- Less than perfect credit
- Down Payment Assistance
- "Buy Before You Sell" Bridge Loans
- Single point of contact communication
- Regular loan updates from start to finish
- Personalized Service
- Direct Lender in 49 states
- 30+ years experience
- Much, Much More!

Call Today: (925) 788-1644



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QUESTIONS?
CALL ME TODAY!



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