

# 2389 Kings View Circle, Spring Valley



**Single Family Attached**  
 MLS #: N/A  
 Subdivision: **Ashford Park**  
 City: **Spring Valley**  
 Map Code: **1271A7**  
 Bedrooms: **2**  
 Stories: **2 Story**  
 Cooling: **A/C**  
 Sq. Footage: **1,020**

Listing Price: \$ 310,000 - 319,000

Community: **Spring Valley**  
 Zip: **91977**  
 Year Built: **1993**  
 Baths: **2.5**  
 Complex Features: **Pool, Gym, Playground**  
 Parking: **1 covered space, 1 open space**  
 HOA Fee: **\$140/mo**

See this property on the internet  
 at [www.WestCoastHomes.net](http://www.WestCoastHomes.net)

What a great way to start on your path to homeownership! Beautiful 2 story townhouse in a nice gated community featuring 2 master bedrooms with their own full baths, cozy yard, hard wood floors.

## Payment options

**Purchase Price \$319,000**

Down payment %	0%	5%	10%	10%	20%
<b>1st Loan Program</b>	<b>30 Yr. Fixed</b>	<b>3/1 ARM Interest Only</b>	<b>Neg Am</b>	<b>3/1 ARM</b>	<b>2/28 Arm Interest Only</b>
Down Payment \$\$	\$ -	\$ 15,250	\$ 30,500	\$ 30,500	\$ 61,000
<b>First Loan Amount</b>	<b>\$ 244,000</b>	<b>\$ 244,000</b>	<b>\$ 274,500</b>	<b>\$ 244,000</b>	<b>\$ 244,000</b>
Interest Rate	6.250%	4.875%	1.750%	4.875%	4.625%
Amortization of Loan (months)	360	360	360	360	360
Mortgage Insurance (.75)			\$ 172		
<b>Monthly Loan Payment</b>	<b>\$ 1,502.35</b>	<b>\$ 991.25</b>	<b>\$ 980.63</b>	<b>\$ 1,291.27</b>	<b>\$ 940.42</b>
<b>Second Loan Amount</b>	<b>\$ 61,000</b>	<b>\$ 45,750</b>		<b>\$ 30,500</b>	
Interest Rate	8.250%	8.250%		8.250%	
Amortization of Loan (months)	360	360		360	
<b>Monthly Loan Payment</b>	<b>\$ 458.27</b>	<b>\$ 343.70</b>		<b>\$ 229.14</b>	
Property Taxes (1.25%)	317.71	317.71	317.71	317.71	317.71
HOA	140.00	140.00	140.00	140.00	140.00
Hazard Insurance (est'd)	10.00	10.00	10.00	10.00	10.00
<b>TOTAL ESTIMATED MONTHLY PAYMENTS</b>	<b>\$ 2,428.33</b>	<b>\$ 1,802.66</b>	<b>\$ 1,448.34</b>	<b>\$ 1,988.11</b>	<b>\$ 1,408.13</b>

\* The rates and payment options are provided for illustration purposes only and may change without notice. Actual rates and program availability can be provided after reviewing the clients' credit, income and asset documentation.

**Don't leave your house without your pre-approval from House Of Loans Inc.!**

**Alex Lisnevsky**  
 Mercury Capital Group Inc.

**Call me TODAY: (760) 757-5070**  
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