

1 Woodcroft Lane

Fayetteville, NY 13066

Situated on what has to be one of the prettiest lots in Fayetteville, 1 Woodcroft Lane is nestled among mature trees and natural rock at the back and boasts an emerald green lawn in the front. This spacious ranch, with over 2300 sq. ft. of living space, is perfect for those looking to spread out on one convenient level. From the oversized family room with built-in bookshelves to the first floor laundry and storage-friendly, plus-sized garage, you'll never be lacking for room to display or stash your treasures. Take advantage of the central air and the screened-in porch, unless Green Lakes State Park and Fayetteville Village amenities entice you away. With new lighting fixtures, carpeting and paint, your new home is ready for you to start making memories of your own.



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$230,000	\$230,000	\$230,000
% Down	3.50%	0.00%	10.00%
First Loan	\$225,834	\$234,945	\$207,000
Term	30 Years	30 Years	30 Years
Rate	4.500%	4.500%	4.750%
APR*	5.852%	4.890%	5.228%

CASH TO CLOSE

Down Payment	\$8,050	\$0	\$23,000
Closing Costs	\$5,156	\$4,764	\$4,983
Prepays/Impounds	\$9,517	\$9,968	\$9,504
Total \$ Required	\$22,723	\$14,732	\$37,487

HOUSING EXPENSE

First Loan P & I	\$1,144	\$1,190	\$1,080
Taxes, Ins & MI	\$1,027	\$870	\$946
Total Monthly Pmt	\$2,171	\$2,060	\$2,026

INCOME TO QUALIFY

Income Guide	\$7,000	\$7,100	\$6,140
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*APR = Annual Percentage Rate



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