

816 BERNE St, Unit 3

Atlanta, GA 30316

BE THE FIRST TO OWN THESE BRAND-NEW MODERN TOWNHOMES JUST STEPS TO THE BELTLINE!

Modern 3-bedroom, 3 full bath, 2 half bath; light-filled open design townhome just steps to the Beltline. Features include quartz countertops, hardwood floors throughout, two large balconies and a private roof top terrace for amazing outdoor living! This unit includes a two car garage and a bonus room with upgradeable half bath as potential fourth bedroom! At Twelve on Berne your home will provide wonderful walkability and convenience. You are just steps to the Atlanta Beltline, and a short walk to Glenwood Park, Madison Yards,



Mortgage Information

| | |
|--|---------------|
| Loan Type | Conventional |
| Loan Term | 30 YR FIXED |
| Purchase Price | \$839,000 |
| Down Payment (Can be adjusted) | \$167,800 |
| Interest Rate | 7.00% |
| Annual Percentage Rate (APR) | 7.129% |
| Principal & Interest (P&I) | \$4465 |
| Estimated monthly taxes, insurance, mortgage insurance and HOA | \$1150 |
| Estimated Monthly Payment* | \$5615 |

How does a temporary buydown work?

A temporary buydown allows the borrower to reduce their monthly payment for a set number of years. The full payment amount is still required, so the difference is paid by the seller, lender or sometimes the borrower in the form of a lump sum payment at time of close. This lump sum payment then is disbursed monthly to make up the difference between what the borrower is paying and the amount owed each month.

2/1 -Year Buydown

Total Buydown Amount:

(Paid for by the seller, buyer, and/or lender based on the scenario)** \$16,502

| | Interest Rate | Monthly Payment | Amount Saved |
|----------------|---------------|-----------------|--------------|
| Buydown Year 1 | 5.00% | \$4753 | \$862 |
| Buydown Year 2 | 6.00% | \$5174 | \$441 |
| Remaining Term | 7.00% | \$5615 | |

Contact me today to learn more!



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