

Dream Home Project

Name

Use www.Homeseekers.com to locate the "dream home" of your choice

Purchase price of the home \$2,200,000

not be in OC

Loan amount (75% of purchase price because we are assuming a 25% down payment)

\$1,650,000

Use the following matrix to purchase your home with 3 different loan packages

*Google search **mortgage calculator** to find the principal and interest of your loan.

Loan Amount	Term	Rate	Principal & Interest	Tax	Insurance	(HOA)	Total Monthly Payment
<u>\$1,650,000</u>	<u>30</u>	<u>4.0%</u>	<u>\$7,877</u>	<u>+\$2,291.66</u>	<u>\$220</u>	<u>+\$221</u>	<u>\$10,609.66</u>
<u>\$1,650,000</u>	<u>20</u>	<u>3.5</u>	<u>\$9,569</u>	<u>\$2,291.66</u>	<u>\$220</u>	<u>\$221</u>	<u>\$12,301.66</u>
<u>\$1,650,000</u>	<u>15</u>	<u>3.0</u>	<u>\$11,395</u>	<u>\$2,291.66</u>	<u>\$220</u>	<u>\$221</u>	<u>\$14,127.66</u>

SAME

Monthly income needed to afford the above house using the 33% rule= (Total monthly house payment x 3)

\$31,828.98 30 year loan

\$36,904.98 20 year loan

\$42,382.98 15 year loan

Things to remember....

1. **Property tax** is 1.25 percent of the **purchase price**, divided by 12, not the loan amount

2. **Homeowners Insurance** will run approximately \$10.00 per month per \$100,000 appraised value

-ex. Home value \$600,000 = \$60.00 month (6 X \$10.00)

-Check MLS listing for any applicable Homeowners Association (HOA) dues and include in your payment breakdown. If homeowners is not listed, put N/A in the (HOA) column

*Attach Homeseekers or MLS printout to the back of this page

This assignment is due Tuesday 4/14 and is worth 40 points.



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Get Your Kitchen Remodeled & Add Value!(<http://admod.realmcdn.net/click.php?a=912&q=92679>) Free

[Previous\(/homes-for-sale/91-Panorama-Coto-de-Caza-CA-92679-146892349\)](#) |
 [Credit Score\(/http://admod.realmcdn.net/click.php?a=966\)](#) |
 [Next \(/homes-for-sale/1-Rocky-Mountain-Coto-de-Caza-CA-92679-145947732\)](#)

[Back to Search \(/listing/listingsearch.aspx\)](#)

Listing 22 of 102

1 Running Brook Drive, Coto de Caza CA, 92679

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Like

\$2,200,000

Calculate Payment

5 beds, 4 Full/1 Half baths
5,917 sqft

Status: Active
MLS#: OC15057485

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1 of 35



[Property Details](#)

[Nearby Sales & Sales History](#)

[Schools & Neighborhood](#)

[Map](#)

[Walk Score \(8\)](#)

Last Updated: 4/14/2015

Description for 1 Running Brook Drive Coto de Caza, CA 92679

Beautiful South Coto Tuscan/Old World Style Estate â€” San Marino Plan 2! This home is on a private single loaded street with west facing panoramic views. This 5 Bedroom, 4.5 Bath executive home includes a formal office with library, an elegant living room, dining room and a large butler pantry. A beautiful â€”La Scalaâ€” carved wood staircase is adjacent a 700 bottle wine closet and stone floor pendant. Decorator elements throughout with travertine and wood flooring, designer drapes, custom light fixtures, and Faux finishes with custom wood built-ins. Adjacent the State of the Art gourmet kitchen is a very large family room, and a main floor secondary bedroom with its own bath and a staircase to the second level work out area. On the second floor are beautiful murals on the landing and as you enter the master suite and retreat there are gorgeous views, a master bath with custom stone and a unique island, a large closet with custom built-ins and an additional entertainment deck. A bonus room is adjacent the secondary bedrooms with baths. For ultimate entertaining there is a covered outdoor living room with TV, fireplace and a large BBQ bar with a saltwater pebble- tec pool and spa. This home is immaculate, pristine and model perfect. You will love this home!

Listing Information

Ask a Question?

Nora

Gallogly(<http://www.homesekers.com/AgentSearch/PersonID=10455967>)

Keller Williams Realty(<http://H02232.homesekers.com>)

Nora@NoraGallogly.com

714-000-0000

CalBRE# 01332277

Keller Williams Realty(<http://southcrealty.yourkwoffice.co>)

My first name

My last name

Email

I am interested in 1 Running Brook Drive, Coto de Caza, CA 92679.

Schedule a visit?

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