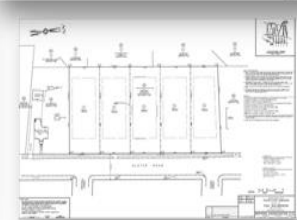


Financing available through :



**SLATER COMMONS**  
**NEW BRITAIN, CT 06053**  
**Sale Price : \$249,900**



**RARE OPPORTUNITY FOR NEW CONSTRUCTION IN NEW BRITAIN!!! ACT QUICKLY TO MAKE YOUR PERSONAL SELECTIONS!!!** Exciting chance to be a part of New Britain's newest community of fine homes, SLATER COMMONS, a 6 lot subdivision conveniently located near restaurants, shops and highways. The first home, a raised ranch style, features 3 well-sized bedrooms and 2 full baths and approximately 1900 square feet. With its open concept floor plan, there is easy flow between the kitchen, dining and great room, perfect for today's lifestyle. A vaulted ceiling and beautiful gas fireplace add style and luxury to your living area. The master bedroom suite features a spacious bedroom with ample closet space and master bath with dual vanities. The two additional bedrooms and full bath complete the upper level of this home. The First floor features recreational space, a laundry room and a rough bath. This home has high efficiency warm air heat, Central AC and a two car garage on .34 acres of land. **THESE NEW HOMES WON'T LAST SO CALL TODAY TO SCHEDULE AN APPOINTMENT!!**

	<b>95% 30 Yr Fixed Conv. <sup>1</sup></b>	<b>90% 30 Yr Fixed Conv. <sup>2</sup></b>	<b>80% 30 Yr Fixed Conv. <sup>3</sup></b>	<b>96.5% 30 Yr Fixed FHA <sup>4</sup></b>
Payment Schedule:	360	360	360	360
Interest Rate:	5.000%	5.000%	5.000%	4.875%
Annual Percentage Rate:	5.050%	5.052%	5.056%	4.923%
Down Payment:	5.0%	10.0%	20.0%	3.5%
Loan Amount:	\$ 237,405.00	\$ 224,910.00	\$ 199,920.00	\$ 245,373.69
Mortgage Payment (PI)*:	\$ 1,274.44	\$ 1,207.37	\$ 1,073.21	\$ 1,298.54
Mortgage Insurance:	\$ 104.85	\$ 71.22	\$ -	\$ 160.77
Estimated Monthly Taxes:	\$ 667.00	\$ 667.00	\$ 667.00	\$ 667.00
Estimated Monthly Insurance:	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
<b>Estimated Total Mortgage Payment:</b>	<b>\$ 2,146.30</b>	<b>\$ 2,045.59</b>	<b>\$ 1,840.21</b>	<b>\$ 2,226.31</b>
Home Equity Loan Amount:	\$ -	\$ -	\$ -	\$ -
Home Equity Payment:	\$ -	\$ -	\$ -	\$ -
<b>Estimated Total Monthly Payment:</b>	<b>\$ 2,146.30</b>	<b>\$ 2,045.59</b>	<b>\$ 1,840.21</b>	<b>\$ 2,226.31</b>



**LYNNE R. KIRBY**  
**MORTGAGE LOAN OFFICER**  
**WEST HARTFORD**  
**NMLS# 609084**



To learn more,  
 call 860-952-4083  
 or email  
[lkirby@bankatunited.com](mailto:lkirby@bankatunited.com)



The information provided assumes the purpose of the loan is to purchase a property, with an estimated property value of \$249,900.00. The property is an existing single family home and will be used as a primary residence. An escrow (impound) account is required. The assumed minimum credit score is 740.

1. At a 5.000% initial interest rate, the APR for this loan type is 5.050%. The payment schedule would be: 360 payments of \$1,274.44 \* at an interest rate of 5.000%.
2. At a 5.000% initial interest rate, the APR for this loan type is 5.052%. The payment schedule would be: 360 payments of \$1,207.37 \* at an interest rate of 5.000%.
3. At a 5.000% initial interest rate, the APR for this loan type is 5.056%. The payment schedule would be: 360 payments of \$1,073.21 \* at an interest rate of 5.000%.
4. At a 4.875% initial interest rate, the APR for this loan type is 4.923%. The payment schedule would be: 360 payments of \$1,298.54 \* at an interest rate of 4.875%.

\*The payment amount shown includes principal and interest. Your actual payment will be higher if escrow payments for property taxes and/or insurance are made in addition to the regularly scheduled loan payment.