



4317 Mammoth Avenue #1
SHERMAN OAKS, CA 91423

OFFERED AT

\$949,000

SIZE AND LOCATION

Rare chance to own this beautiful, spacious townhome with direct-entry, private garage including office which can be used as a den or studio. The abundant charm and character start when greeted by the 2-story living room with lovely stack-stoned fireplace and clerestory, French mullion windows. The 2nd level brings you to a formal dining area. The kitchen has a breakfast bar and overlooks the family room has a fireplace and French doors leading to a balcony. LOW HOA has EQ.

Conforming 7/6 ARM, 20% down rate: 6.500% (APR 6.699%)*

mtg. payment	\$4,798.66
mtg. insurance	\$0.00
tax, ins, & HOA	\$1,463.54
total monthly	\$6,262.20
down payment	\$189,800

Conforming 30 Year Fixed, 20% down rate: 7.000% (APR 7.307%)**

mtg. payment	\$5,050.98
mtg. insurance	\$0.00
tax, ins, & HOA	\$1,463.54
total monthly	\$6,514.52
down payment	\$189,800

*7/1 ARM interest rate and monthly principal and interest (P&I) payment subject to increase after initial 7 year period. Monthly payments 1 - 84: \$4,798.66 with a rate of 6.500%/6.699% APR. Monthly payments 85 - 359: \$4,602 with a rate of 6.026%/6.000% APR. Final monthly payment of \$0 with a rate of 6%/6.000% APR. Sample payments based on purchase price of \$949,000 with a 20% down payment and 30-year term. Advertised rates and APR effective as of 10/26/22 and are subject to change without notice. Subject to underwriting guidelines and applicant's credit profile. Sample payment does not include taxes, insurance or assessments. Actual payment obligation will be greater. Not all applicants will be approved. Restrictions apply. Contact Guaranteed Rate for more information and up to date rates.

**Sample monthly Principal and Interest (P&I) payment of \$5,050.98 is based on a purchase price of \$949,000, down payment of 20%, 30 year fixed rate mortgage and rate of 7.000%/7.307% APR (annual percentage rate). Advertised rates and APR effective as of 10/26/22 and are subject to change. Above scenario assumes a first lien position, 820 FICO score, 30 day rate lock, based on a Condo in CA and are subject to change without notice. Subject to underwriting guidelines and applicant's credit profile. Sample payment does not include taxes, insurance or assessments. Mortgage Insurance Premium (MIP) is required for all FHA loans and Private Mortgage Insurance (PMI) is required for all conventional loans where the LTV is greater than 80%. Actual payment obligation will be greater. Not all applicants will be approved. Applicant's interest rate will depend upon the specific characteristics of applicant's loan transaction, credit profile and other criteria. Contact Guaranteed Rate for more information and up to date rates.

Some of the products featured are only available for first time home buyers. Other products listed may be available to you if you are not a first time home buyer. Please speak with a Guaranteed Rate loan originator to discuss your available options.

PRESENTED BY



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