



4317 Mammoth Avenue #1

SHERMAN OAKS, CA 91423

OFFERED AT

\$989,000

SIZE AND LOCATION

Start your day bathed in sunlight living in this East-facing, close to the Boulevard Sherman Oaks townhome. The overflowing charm and character begins upon entering the front door to a 2-story living room with lovely stack-stoned fireplace and clerestory, French mullion windows. The 2nd level you have a formal dining area, kitchen with breakfast bar overlooking the family room with 2nd fireplace and French doors leading to balcony and ½ bath. HOA has EQ.

**Conforming 30 Year Fixed, 5%
down rate: 6.875% (APR 7.232%)***

mtg. payment	\$6,172.17
mtg. insurance	\$195.74
tax, ins, HOA	\$1,505.21
total monthly	\$7,873.12
down payment	\$49,450

**Conforming 30 Year Fixed, 20%
down rate: 6.975% (APR 7.142%)****

mtg. payment	\$5,250.60
mtg. insurance	\$0.00
tax, ins, HOA	\$1,505.21
total monthly	\$6,755.81
down payment	\$197,800

*Sample monthly Principal and Interest (P&I) payment of \$6,172.17 is based on a purchase price of \$989,000, down payment of 5%, 30 year fixed rate mortgage and rate of 6.875%/7.232% APR (annual percentage rate). Advertised rates and APR effective as of 10/03/22 and are subject to change. Above scenario assumes a first lien position, 760 FICO score, 40 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.

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