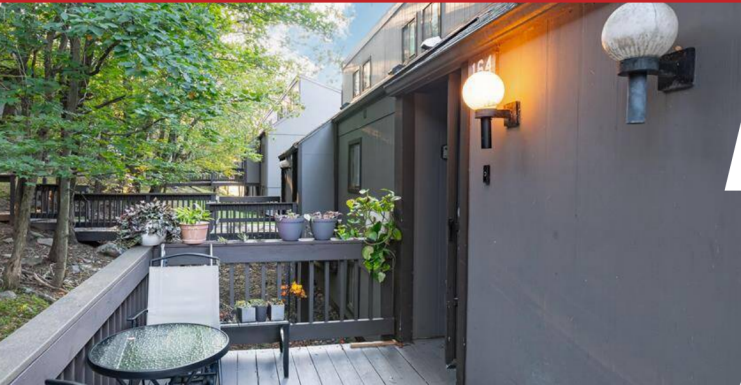


Preferred lender is offering FREE 1% Rate Reduction for 1st 12 months



164 Upper Village Way, Jackson Twp

Welcome to The Village at Camelback, a private Pocono community located just 5 minutes from the base of Camelback Ski and Camelbeach Waterpark. This 3 bed, 3 bath chalet-style townhome offers year-round appeal as either a primary residence, vacation getaway, or income-producing short-term rental. The main level features a bright kitchen with stainless steel appliances, breakfast bar seating, and an adjacent dining and living room area with vaulted ceiling, exposed beams, and wood stove with brick surround. A walk out deck off the living room extends your living space to enjoy the fresh mountain air and sweeping wooded views. The lower level includes 2 bedrooms, full bath and laundry while the upper floor hosts a private bedroom with convenient en suite bath. The Village at Camelback amenities enhance the mountain lifestyle with an indoor pool, hot tub, sauna, fitness center, indoor and outdoor tennis courts, basketball and pickleball courts. Residents and guests also enjoy 24/7 gated security.

Financing	CONV	CONV	CONV
Notes	1yr Buydown	1yr Buydown	Fixed Rate
Sales Price	\$299,900	\$299,900	\$299,900
% Down	5.00%	10.00%	20.00%
First Loan	\$284,905	\$269,910	\$239,920
Term	30 Years	30 Years	30 Years
Rate	5.250%	5.250%	6.250%
APR*	6.738%	6.629%	6.382%

CASH TO CLOSE			
Down Payment	\$14,995	\$29,990	\$59,980
Closing Costs	\$11,327	\$11,102	\$7,054
Prepays/Impounds	\$4,479	\$4,441	\$4,364
Cost of Buydown	\$0	\$0	N/A
Total \$ Required	\$30,801	\$45,533	\$71,398

HOUSING EXPENSE			
First Loan P & I	\$1,573	\$1,490	\$1,477
Taxes, Ins & MI	\$577	\$525	\$458
Homeowners Assoc.	\$440	\$440	\$440
Total Monthly Pmt	\$2,590	\$2,456	\$2,375

*APR = Annual Percentage Rate

Loan 1: Conventional 1 Year Buydown

Years	Rate	Payment
1	5.250%	\$1,573
2-30	6.250%	\$1,754

Payment and rate does not adjust after year 2. Fully indexed rate is 6.250% with a payment of \$1,754. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

Loan 2: Conventional 1 Year Buydown

Years	Rate	Payment
1	5.250%	\$1,490
2-30	6.250%	\$1,662

Payment and rate does not adjust after year 2. Fully indexed rate is 6.250% with a payment of \$1,662. Payments above exclude taxes and insurance, if applicable. Actual payments will be greater. APR may increase after consummation.

Daniel Witt REALTOR®

RS319694

610.462.3280

610.435.1800

<http://www.WittRealEstateGroup.com>

dwitt@kw.com



Keller Williams Allentown

1605 N Cedar Crest Blvd Suite 309
Allentown PA 18104

Michelle Wahlmark Branch Mgr | Sr. Loan Officer

NMLS#: 128579

610.248.8448

www.movement.com/michelle.wahlmark

302.502.1282

michelle.wahlmark@movement.com



MOVEMENT
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Movement Mortgage

121 N Cedar Crest Blvd Ste E
Allentown PA 18104



Rates effective 12/18/25. This is informational only and should not be relied upon by you. Keller Williams Allentown is not a mortgage lender. Contact Movement Mortgage to learn more about your eligibility for its mortgage products. Movement Mortgage | NMLS ID 39179 **Financing is shown for comparison only. This is not a loan estimate, pre-qualification or commitment to lend. These amounts, including the APR, are estimates and do not account for all fees and costs that may affect loan terms, interest rates, or payment amounts. Calculations assume a minimum credit score of 720 and minimum down payment required per loan program. Cash reserves may be required for some conventional loans. Qualification required. Contact the listing agent for details.