

# 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 Notes	CONV 1yr Buydown	CONV 1yr Buydown	CONV 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%
<b>CASH TO CLOSE</b>			
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
<b>Total \$ Required</b>	<b>\$30,801</b>	<b>\$45,533</b>	<b>\$71,398</b>
<b>HOUSING EXPENSE</b>			
First Loan P & I	\$1,573	\$1,490	\$1,477
Taxes, Ins & MI	\$577	\$525	\$458
Homeowners Assoc.	\$440	\$440	\$440
<b>Total Monthly Pmt</b>	<b>\$2,590</b>	<b>\$2,456</b>	<b>\$2,375</b>

\*APR = Annual Percentage Rate

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