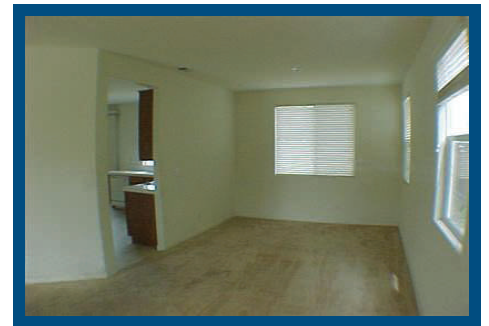


**\$249,900**  
**940 Silverton Cir. Lincoln, CA 95648**

*Purchase this Home with 3% Down*



Nice family home in Lincoln Crossing!! Kitchen has white tile counters, oak cabinets, and white appliances. Large master bedroom. Good size backyard with a patio and tons of potential.

- MLS# 10041511
- 4 bedrooms & 3 Bathrooms
- Master Bath w/ double Sinks
- 2,653 sq ft of Living Space
- 2 Car Attached Garage
- Year Built 2005

Greg Walsh, Broker  
Gold Link Real Estate  
13478-A Luther Rd  
Auburn, CA 95603  
(530) 887-1887  
greg@goldlinkre.com



*"High standards of integrity, honesty and service"*

**For Further details on this property: [www.goldlinkre.com](http://www.goldlinkre.com)**

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed its accuracy  
Any information of special interest should be obtained through independent verification.

940 Silverton Cir. Lincoln CA 95648  
Financing Provided by: Commercial Capital Funding

HomePath & FHA financing offer by:

COMMERCIAL CAPITAL  
FUNDING

Getting your loan done right the first time.  
HomePath versus FHA

Program:	FHA 30 YR	HomePath
Loan Amount	\$237,450	\$237,450
Down Payment 5%	\$12,495	\$12,495
Interest Rate	4.375%	4.875%
FHA Mtg. Ins. Premium	\$5,343	N/A
Total FHA Loan w/MIP	\$242,793	N/A
Monthly Mtg. Payment	\$1,212	\$0
Monthly Mtg. Ins. Payment	\$101	\$0
APR	5.125%	4.990%
<b>Total Monthly Mtg. Payment</b>	<b>\$1,313</b>	<b>\$1,257</b>

Commercial Capital Funding is proud to offer Fannie Mae HomePath® financing! A special program offered exclusively to purchasers of Fannie Mae's current real-estate owned (REO) properties. With lower down payment options and less stringent requirements, Commercial Capital Funding and HomePath® financing can help you purchase your new home!

#### Key Benefits of the HomePath® financing option:

- Low down payment (as little as 3%)
- No Mortgage Insurance Required
- No Property Appraisal Required
- Seller Contributions up to 6%
- Down payment (at least 3 percent) can be a gift
- Available to owner occupiers and investors
- Close in little as 15 days



Call Today to Learn more about HomePath® financing options and your personal qualifications!



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DRE# 01839398

For more information visit us at  
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