



Mark Anderson, Accredited Mortgage Professional

DLC - Anderson Financial Mortgage Team
 728 St. Mary's Road
 Winnipeg, Manitoba
 R2M 3N2

Tel: 204-258-4684
 Cell: 204-782-0573
 Fax: 204-258-4689

Email: mark@andersonfinancial.ca
 Web: www.andersonfinancial.ca

Dan Vermette, Realtor

Re/Max Performance Realty
 942 St. Mary's Road
 Winnipeg, Manitoba
 R2M 3R5

Tel: 204-255-4204
 Cell: 204-227-3900
 Fax: 204-254-4011

Email: danvermette@shaw.ca
 Web: www.danvermette.com



21-58 Paddington Road, Winnipeg, MLS # 1724077



Affordable Condo living in River Park South! This Upper unit will give you privacy and quietness. Freshly painted, newer Counter Tops and comes with appliances so it's move in ready. 2 Bedrooms with good sized closets and lots of storage room in the Laundry Room. Enjoy the Pool and large school green space with play structures next door.

Call Dan Today!

***5 Year Variable Rate Special*
 2.60%**

Down Payment Options

	20.0%	15.0%	10.0%	Minimum**
List Price:	\$154,900	\$154,900	\$154,900	\$154,900
Down Payment:	\$30,980	\$23,235	\$15,490	\$7,745
Mortgage Amount:	\$123,920	\$131,665	\$139,410	\$147,155
Mortgage Default Insurance Premium:	\$0	\$3,687	\$4,322	\$5,886
Total Mortgage Financing:	\$123,920	\$135,352	\$143,732	\$153,041
Mortgage Payment:	\$561	\$613	\$651	\$693
Property Taxes (Estimated):	\$161	\$161	\$161	\$161
Condo Fees (If Applicable):	\$3,540	\$3,540	\$3,540	\$3,540
Heating Cost (Estimated):	N/A	N/A	N/A	N/A
Estimated Total Monthly Shelter Expense:	\$4,263	\$4,315	\$4,353	\$4,395

Estimated Legal Fees & Closing Costs average 2.00% of the purchase price of the property - which include the following: Land Transfer Tax, Legal Fees, Title Insurance, Registration Fees, Surveyor Certificate, Zoning Memorandum, Title Searches, Property Tax Adjustment, etc. Please contact your Real Estate Lawyer for further details.

The above information is based on a 25 year amortization period. *Mortgage Interest Rate and Annual Percentage Rate (APR) are the same assuming no cost of borrowing charges other than interest applies. This chart is for informational purposes only. Mortgage interest rate subject to change without notice. Certain conditions may apply. OAC, E & OE*

**5% Down Payment Program available to maximum purchase price of \$500,000.00.

10% Down Payment is required for the portion of the purchase price greater than \$500,000.00 to a maximum purchase price of \$999,999.99.

Minimum 20% Down Payment required for purchase prices of \$1,000,000.00 or greater.**