

**Property information:**

834 35th Ave  
 San Francisco, CA 94121  
 Listing Price: \$2,995,000

**Represented by:**

**ROBERT N MOFFATT**  
 McGuire Partners  
 415-722-4038  
 rmoffatt@mcguire.com

**Financing options from Wells Fargo**

Rates are as of 05/26/20 and are subject to change without notice. These financing options assume the property will be owner-occupied.

Jumbo 30-yr fixed	
Sales price	\$2,995,000
Down payment	\$898,500 / 30%
Loan amount	\$2,096,500
Estimated cash to close	\$932,642
Interest rate / <b>APR</b>	3.25% / <b>3.2586%</b>
Years 1 - 30	
Principal & interest	\$9,124
Mortgage insurance	+ 0
Estimated taxes, property insurance & assessments	+ 3,419
Est. total monthly payment	\$12,543

Jumbo 10/1 ARM	
Sales price	\$2,995,000
Down payment	\$898,500 / 30%
Loan amount	\$2,096,500
Estimated cash to close	\$937,682
Years 1 - 10	
Initial interest rate / <b>APR</b>	2.75% / <b>2.8251%</b>
Principal & interest	\$8,559
Mortgage insurance	+ 0
Estimated taxes, property insurance & assessments	+ 3,419
Est. total monthly payment	\$11,978
Year 11 -- Minimum and Maximum	
Interest rate	2.25% - 4.75%
Principal & interest	\$8,174 - \$10,201
Est. total monthly payment	\$11,593 - \$13,620
Year 12 -- Minimum and Maximum	
Interest rate	2.25% - 6.75%
Principal & interest	\$8,174 - \$11,927
Est. total monthly payment	\$11,593 - \$15,346
Years 13 - 30 -- Minimum and Maximum	
Interest rate	2.25% - 7.75%
Principal & interest	\$8,174 - \$12,804
Est. total monthly payment	\$11,593 - \$16,223

Mortgage insurance may be required for loans with less than a 20% down payment. These scenarios are estimates based on a credit score of 780 for jumbo products and 740 for all other products. The actual interest rate may vary depending on the specific characteristics of the loan transaction and the borrower's credit profile up until the time of closing. Other financing options are available. Property taxes, homeowners insurance, and homeowners/condo fee are assumed constant at their initial amounts but are subject to increase.

For **jumbo loans**, the interest rate includes a discount based on mortgage payments automatically paid via preauthorized electronic funds transfer. For an **adjustable-rate mortgage (ARM)**, the interest rate is subject to change after consummation. Terms of monthly principal and interest payments on ARM loans, based on the initial rate and current index: **Jumbo 10/1 ARM**: \$8,559 at 2.75% in Years 1-10, and \$8,657 at 2.875% in Years 11-30 (**APR: 2.8251%**).



**MARY VOLKOV**  
 Home Mortgage Consultant  
 NMLSR ID 461868  
 Wells Fargo Home Mortgage  
 2258 Market St  
 San Francisco, CA 94114  
 415-420-6255  
 Maria.Volkova@wellsfargo.com  
 www.wfhm.com/maria-volkova