

NO MELLO ROOS TAXES!!!!

IMPRESSIVE TWO-STORY HOME ON A HUGE LOT!

Don't Miss Out on the \$10,000 Tax Credit!



OFFERED FOR \$204,990

**25859 MERCY COURT
HEMET, CA**

**ENJOY LOW PAYMENTS
WITH NO MELLO ROOS!**

P & I	\$1,086
Taxes	\$ 215
MI	\$ 93
Insurance	\$ 40
HOA	\$ 69
TOTAL PAYMENT*	\$1,503

- 4 bedroom, 3 bath, two-story home with 2231 square feet
- Downstairs Bedroom with full bath perfect for mother-in-law suite, teen room or home office!
- **LOWEST TAX BASE IN THE VALLEY!**
- Huge 16,476 square foot home site!
- Two car attached garage
- Block wall fencing, front side and rear
- Cozy family room with fireplace
- Maple Cabinetry in kitchen and Custom Paint throughout
- View deck off the master suite
- Seller pays all closing costs & you get a **LOW 5% FIXED RATE!**

OSBORNE
DEVELOPMENT CORP



www.osbornedevelopment.com

SALES INFORMATION ♦ (951) 282-1280

Based on FHA loan, 5% fixed rate. Loan Amount with UFMIP \$202,266. Total Down payment \$7,174, builder pays closing costs, APR 5% after builder concession. Rate not guaranteed until locked, rates effected by FICO scores, not all borrowers may qualify for 5% rate. \$10,000 federal tax credit available to first time homebuyers. Photos depict model homes. DRE license 00668575.