



312 Lenox Ave
SOUTH ORANGE VILLAGE TWP., NJ 07079

OFFERED AT
\$599,000

HOUSE BEING SOLD STRICTLY "AS IS"

Hardwood floors and trim, large stone fireplace, built-ins, leaded glass windows and inviting archways are some of the lovely details you will want to preserve in this 1930 classic. Ideally located home close to parks, schools and under 1 mi to Village center and train. First floor has generously sized rooms-entry vestibule with tiled floor, foyer, spacious LR and DR, eat in kitchen, powder/laundry room and 3 season porch. Second floor has 4BR and 2BA including primary with en suite bath. Walk up to the bonus room and extra storage on the 3rd level. Unfinished basement with good ceiling height and access to garage.

**Conforming 30 Year Fixed, 25%
down rate: 5.875% (APR 6.131%)***

mtg. payment	\$2,657.48
tax, insurance & hoa	\$1,563.83
total monthly	\$4,221.31
down payment	\$149,750

**Conforming 30 Year Fixed, 5%
down rate: 5.800% (APR 6.376%)****

mtg. payment	\$3,338.92
mtg. insurance	\$208.65
tax, insurance & hoa	\$1,563.83
total monthly	\$5,111.40
down payment	\$29,950

*Sample monthly Principal and Interest (P&I) payment of \$2,657.48 is based on a purchase price of \$599,000, down payment of 25%, 30 year fixed rate mortgage and rate of 5.875%/6.131% APR (annual percentage rate). Advertised rates and APR effective as of 01/24/23 and are subject to change. Above scenario assumes a first lien position, 740 FICO score, 15 day rate lock, based on a Single Family Home in NJ and are subject to change without notice. Subject to underwriting guidelines and applicant's credit profile. Sample payment does not include taxes, insurance or assessments. Mortgage Insurance Premium (MIP) is required for all FHA loans and Private Mortgage Insurance (PMI) is required for all conventional loans where the LTV is greater than 80%. Actual payment obligation will be greater. Not all applicants will be approved. Applicant's interest rate will depend upon the specific characteristics of applicant's loan transaction, credit profile and other criteria. Contact Guaranteed Rate for more information and up to date rates.

**Sample monthly Principal and Interest (P&I) payment of \$3,338.92 is based on a purchase price of \$599,000, down payment of 5%, 30 year fixed rate mortgage and rate of 5.800%/6.376% APR (annual percentage rate). Advertised rates and APR effective as of 01/24/23 and are subject to change. Above scenario assumes a first lien position, 740 FICO score, 15 day rate lock, based on a Single Family Home in NJ and are subject to change without notice. Subject to underwriting guidelines and applicant's credit profile. Sample payment does not include taxes, insurance or assessments. Mortgage Insurance Premium (MIP) is required for all FHA loans and Private Mortgage Insurance (PMI) is required for all conventional loans where the LTV is greater than 80%. Actual payment obligation will be greater. Not all applicants will be approved. Applicant's interest rate will depend upon the specific characteristics of applicant's loan transaction, credit profile and other criteria. Contact Guaranteed Rate for more information and up to date rates.

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