

## WELCOME TO

# 3748 LOCKLAND DR UNIT B LOS ANGELES, CA 90008

### LIST PRICE

\$429,000

### FEATURES

- This property may qualify for \$7,500 toward closing with the Chase Homebuyer Grant.
- Residence B at 3748 Lockland Drive is a rare palm-canopied gem in the heart of Baldwin Hills! The exquisitely crafted, open floor plan sanctuary is full of light and a turnkey entry for first-time buyers into the L.A. real estate market. Recent upgrades include a pristine bathroom, in-unit washer and dryer, central heat and air conditioning, double-pane windows and sliding glass doors. Original hardwood floors throughout the residence add a touch of handcrafted elegance. Highly sought-after homes in Parkview Manor Lockland are seldom on the market.

### Conforming 30 Year Fixed, 5% Down

- Loan amount: \$407,550
- Down payment: \$21,450
- Rate: 7.875%, APR: 7.875%
- P&I: \$2,955.02 (for 360 months)

### Conforming 30 Year Fixed, 10% Down

- Loan amount: \$386,100
- Down payment: \$42,900
- Rate: 7.875%, APR: 7.875%
- P&I: \$2,799.49 (for 360 months)

### Conforming 30 Year Fixed, 20% Down

- Loan amount: \$343,200
- Down payment: \$85,800
- Rate: 7.875%, APR: 7.8829%
- P&I: \$2,488.44 (for 360 months)

Payments shown do not include taxes, homeowners insurance, or mortgage insurance (if applicable). Actual payments will be higher.



See other side for important information.

### GUARANTEED ON-TIME CLOSING OR GET \$5,000<sup>1</sup>

The Chase Closing Guarantee will give you the confidence you need to plan your move. We promise an on-time closing for eligible products in as soon as three weeks or you'll get \$5,000, if you qualify.

### WE'RE HERE TO HELP YOU ON YOUR HOME JOURNEY

A Chase Home Lending Advisor can help you find a mortgage that meets your unique needs. Above are some loan options for this house and assume approximately zero points paid at closing, a 760 FICO score, owner-occupied, co-op primary residence. Please note these examples are based on estimates, are for comparison only, and are subject to change.

### TO DISCUSS FINANCING, CONTACT:



#### Josiah Garcia

Senior Home Lending Advisor  
1600 N Vermont Avenue  
Hollywood, CA 90027  
T: (818) 518-7850  
josiah.garcia@chase.com  
homeloan.chase.com/josiah.garcia  
NMLS ID: 1234333



Scan to visit my website

**'Chase Closing Guarantee Eligibility:** These requirements must be met: (1) Apply for a first lien purchase home loan with Chase; and (2) Provide a complete application package, which includes all requested supporting documentation and signed disclosures, and a fully-executed purchase contract with all pages. (3) Conventional Loans: Closing date must be at least 21 calendar days after receipt of a complete application package, except for a cooperative project (co-op) which requires 60 calendar days. For any new construction property that receives an initial appraisal subject to repairs/completion, a final inspection is required. Chase guarantees closing within 3 business days of receipt of a satisfactory final inspection. (4) FHA/VA loans: Closing date must be at least 30 calendar days after receipt of a complete application package. When an FHA/VA final inspection is required for new construction or specific home repairs, Chase guarantees closing within 5 business days from receipt of a satisfactory final inspection or satisfactory proof of final repairs. If property is a condo, the condo must be FHA or VA (as applicable) approved at the time of submission of the home loan application.

**Product Exclusions:** Refinances, transactions involving Consolidation, Extension and Modification Agreements (CEMAs) or loan amounts \$2 million or greater.

**Ineligibility:** The Chase Closing Guarantee does not apply if the following occur: Customer- or Seller-initiates changes (1) to the original closing date documented in the purchase contract; or (2) within 10 calendar days of closing that impact loan amount, product type, contract terms, interest rate or initial rate locks. The Chase Closing Guarantee also does not apply if delays occur as a result of (1) completion of new construction, improvements or repairs being made to the subject property; (2) Failure by the customer or seller to meet contract terms and requirements, including seller-related delays; (3) Force majeure events, including weather or a natural disaster; (4) Third parties other than Chase-required service providers; or (5) Customer's failure to respond to Chase requests in a timely manner (e.g. within 2 business days). Additionally, the Chase Closing Guarantee does not apply for transactions in which a direct personal, financial or business relationship exists among any of the parties to the transaction (non-arm's length transactions). Chase reserves the right to amend, terminate or withdraw the Chase Closing Guarantee at any time without prior notice. Closing guarantees and other awards ("awards") transferred to you under the terms of the program will be considered by Chase a discount of underwriting fees paid at mortgage closing. Any awards transferred at or outside closing in excess of the value of the underwriting fees may be considered miscellaneous income and may be reportable on Form 1099-MISC (Miscellaneous Information) or Form 1042-S (Foreign Person's U.S. Source Income Subject to Withholding) to you and the IRS for the year in which you participate and receive the awards. You are responsible for any tax liability related to participating in the program. Please consult your personal tax advisor for questions about the impact to your personal income tax returns.

Standard Agency mortgages require at least one customer on the loan be a first-time homebuyer to be eligible for the LTV>95%. Homebuyer education requirements may apply.

The Chase Homebuyer Grant is available on primary residence purchases only. Customer may be eligible for the \$7,500 savings when applying for a DreaMaker<sup>SM</sup>, Standard Agency, FHA and VA home purchase mortgage loan product and where applicable census tract requirements are met. Income limits and homebuyer education may apply on a DreaMaker mortgage.

The Chase Homebuyer Grant funds will be applied at purchase loan closing first to points on the loan, if any, then to Chase fees, then to non-Chase fees or down payment. Grant funds may not be used for the down payment on an FHA purchase loan.

The Homebuyer Grant may be considered miscellaneous income and may be reportable on Form 1099-MISC (Miscellaneous Information) or Form 1042-S (Foreign Person's U.S. Source Income Subject to Withholding) to the customer and the IRS, for the year in which they are awarded. We encourage customers to consult with a personal tax advisor for questions about the impact to personal income tax.

For down payments less than 20% on conventional loans, mortgage insurance (MI) may be required and MI charges may apply.

Co-op payments do not include HOA fees or maintenance charges.

All home lending products are subject to credit and property approval. Rates, program terms and conditions are subject to change without notice. Not all products are available in all states or for all amounts. Other restrictions and limitations apply.



Home lending products provided by JPMorgan Chase Bank, N.A. Member FDIC

©2024 JPMorgan Chase & Co. 105902BZ | 22262085