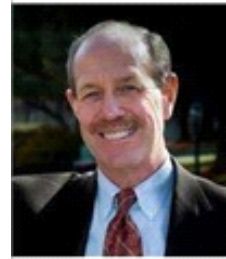




# 19 RIDGEFIELD RD - NEWTOWN SQUARE, PA 19073

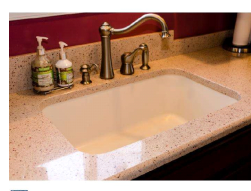
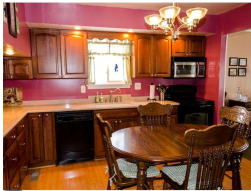
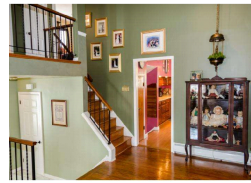
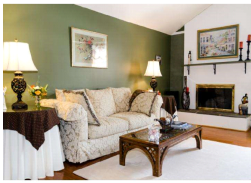
4 Bedrooms, 2 Full & 1 Half Baths  
MLS: 6530600

WOW - A SPACIOUS, LOVINGLY MAINTAINED, SPLIT-LEVEL WITH LOW TAXES CLOSE TO DOWNTOWN NEWTOWN SQUARE! Entrance to this lovely home is through a foyer / vestibule with a powder room and fourth bedroom / office and easy access to the laundry and recreation rooms (please note that the rec room was formerly a two car garage and the structure is in place for conversion back to a garage).



**DAVID L. ALEXANDER**  
Long and Foster-Devon  
(610) 225-7400  
Dave@DLAlexander.com

**Purchase Price: \$396,000**  
Annual Taxes \$4,633  
Annual Insurance (Estimated): \$990



**Additional Details:**

MLS #: 6530600  
Bedrooms: 4  
Bathrooms: 2 Full & 1 Half  
Type: Residential  
County: DELAWARE  
Listing Area: Newtown Twp  
Elem./HS: Marple-newtown  
Sub Div.: SAINT ALBANS  
Lot Dims.: 79X164  
Square Footage: 2825.0

**For informational purposes only:** Long and Foster-Devon is not a mortgage lender. PROSPERITY HOME MORTGAGE is not licensed to sell real estate. Contact PROSPERITY HOME MORTGAGE directly for questions regarding mortgage products and your eligibility.

### Housing Payment Information

Payment Details	30 year Fx	15 Yr Fix	30 year Fx
Down Payment	5.00 %	20.00 %	20.00 %
Loan Amount	\$376,200	\$316,800	\$316,800
Interest Rate	3.875%	3.250%	3.875%
APR	4.455%	3.270%	3.905%
Points	0.125	0.000	0.125
<b>Principal &amp; Interest</b>	<b>\$1,769.03</b>	<b>\$2,226.05</b>	<b>\$1,489.71</b>
Taxes / Insurance	\$468.58	\$468.58	\$468.58
Mtg. Insurance (MI)	\$279.02	\$0	\$0
<b>Total Est Monthly Pmt.*</b>	<b>\$2,516.63</b>	<b>\$2,694.63</b>	<b>\$1,958.29</b>


For more information, please contact:



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**Flyer Generated on: 3/18/2015.** Payments are estimates. Actual Payments may be greater. APR= Annual Percentage Rate. \*Terms of Monthly Repayment: **30 year Fx (with MI):** 103 pmts of \$2,048 at 3.875% followed by 257 pmts of \$1,769 (4.455% APR) **15 Yr Fix:** 180 pmts of \$2,226 at 3.250% (3.270% APR) **30 year Fx:** 360 pmts of \$1,490 at 3.875% (3.905% APR) **Rates as of: 3/18/2015**

 Interest rates and annual percentage rates (APRs) are based on current market conditions, are for informational purposes only, are subject to change without notice and may be subject to pricing add-ons related to property type, loan amount, loan-to-value, credit score and other variables—call for details. Accuracy is not guaranteed and products may not be available to all borrowers based on their individual situation. This is not a credit decision or a commitment to lend. Depending on loan guidelines, mortgage insurance may be required. If mortgage insurance is required, the mortgage insurance premium could increase the APR and the monthly mortgage payment. Additional loan programs may be available. All first mortgage products are provided by Prosperity Home Mortgage, LLC. (877) 275-1762. Prosperity Home Mortgage, LLC products may not be available in all areas. Not all borrowers will qualify. Licensed by the NJ Department of Banking and Insurance. Licensed by the Delaware State Bank Commissioner. Also licensed in District of Columbia, Maryland, North Carolina, Pennsylvania, South Carolina, Virginia, and West Virginia. NMLS ID #75164 (NMLS Consumer Access at <http://www.nmlsconsumeraccess.org/>)