



9 Mary Dyer Ln #9
EASTON, MA 02356

OFFERED AT
\$374,000

Open Houses SAT (6/10) & SUN (6/11) 11-1 PM. Welcome to Friends Crossing Condominium in the charming historic section of North Easton, MA. This beautifully designed and well-maintained condo offers a comfortable and convenient lifestyle in a highly sought-after community. With 1,456 square feet of living space, this spacious 2-bedroom, 2-bathroom condo is perfect for those seeking a cozy yet modern home.

**Conforming 30 Year Fixed, 10%
down rate: 6.600% (APR 6.935%)***

mtg. payment	\$2,149.73
mtg. insurance	\$70.12
tax, insurance & hoa	\$891
total monthly	\$3,110.85
down payment	\$37,400

**Conforming 30 Year Fixed, 20%
down rate: 6.600% (APR 6.781%)****

mtg. payment	\$1,910.87
mtg. insurance	\$0.00
tax, insurance & hoa	\$891
total monthly	\$2,801.87
down payment	\$74,800

*Sample monthly Principal and Interest (P&I) payment of \$2,149.73 is based on a purchase price of \$374,000, down payment of 10%, 30 year fixed rate mortgage and rate of 6.600%/6.935% APR (annual percentage rate). Advertised rates and APR effective as of 06/09/23 and are subject to change without notice. Above scenario assumes a first lien position, 780 FICO score, 25 day rate lock and based primary residence. Subject to underwriting guidelines and applicant's credit profile. Actual payment, taxes, insurance or assessments may vary. 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 and APR 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 \$1,910.87 is based on a purchase price of \$374,000, down payment of 20%, 30 year fixed rate mortgage and rate of 6.600%/6.781% APR (annual percentage rate). Advertised rates and APR effective as of 06/09/23 and are subject to change without notice. Above scenario assumes a first lien position, 780 FICO score, 25 day rate lock and based primary residence. Subject to underwriting guidelines and applicant's credit profile. Actual payment, taxes, insurance or assessments may vary. 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 and APR 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. Some of the products featured are only available for first time home buyers. Other products listed may be available to you if you are not a first time home buyer. Please speak with a Guaranteed Rate loan originator to discuss your available options.

PRESENTED BY



Michael Mahoney
Agent

c: 617-615-9435



mike@mmahoney.com
RealtorMikeMahoney.com

RATES BROUGHT TO YOU BY



Jason Evans
Senior Loan Officer
o: (617) 286-8902
c: (315) 569-7338
jason.evans@rate.com
rate.com/jasonevans
9 Payson Rd • Suite 235
Foxborough, MA 02035



NMLS ID: 21205, LO#: MA - MLO21205

Equal Housing Lender Guaranteed Rate Inc.; NMLS #2611; For licensing information visit nmlsconsumeraccess.org. Equal Housing Lender. Conditions may apply. MA - Guaranteed Rate, Inc. - Mortgage Lender & Mortgage Broker License MC2611