



47 Laurel St  
WEYMOUTH, MA 02189

OFFERED AT  
**\$609,000**

## SIZE AND LOCATION

Welcome to 47 Laurel Street, your new address in the heart of East Weymouth, MA. This charming two-family home is nestled in a peaceful residential neighborhood, offering both comfort and convenience. Located just a stone's throw away from Jackson Square, you'll find yourself in the midst of local amenities, shops, and eateries. For city commuters, the proximity to the commuter rail trains to Boston is a game-changer, making your daily journey a breeze. With two distinct units, this property presents a fantastic opportunity for flexible living arrangements or rental income.

**FHA 30 Year Fixed,  
3.5% down rate: 7.125% (APR 7.943%)\***

mtg. payment	\$4,028.63
mtg. insurance	\$268.15
tax, insurance & hoa	\$410.92
<b>total monthly</b>	<b>\$4,707.70</b>
down payment	\$21,315

**Conforming 30 Year Fixed,  
25% down rate: 7.750% (APR 7.880%)\*\***

mtg. payment	\$3,272.21
tax, insurance & hoa	\$410.92
<b>total monthly</b>	<b>\$3,683.13</b>
down payment	\$152,250

\*Sample monthly Principal and Interest (P&I) payment of \$4,028.63 is based on a purchase price of \$609,000, down payment of 3.5%, 30 year fixed rate mortgage and rate of 7.125%/7.943% APR (annual percentage rate). Advertised rates and APR effective as of 08/17/23 and are subject to change without notice. Above scenario assumes a first lien position, 740 FICO score, 30 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 \$3,272.21 is based on a purchase price of \$609,000, down payment of 25%, 30 year fixed rate mortgage and rate of 7.750%/7.880% APR (annual percentage rate). Advertised rates and APR effective as of 08/17/23 and are subject to change without notice. Above scenario assumes a first lien position, 740 FICO score, 30 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



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