

# New Listing

MIKE THOMAS  
ASSOCIATES  
REALTORS®

FOR SALE



Sarah Hubley

REALTOR®

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1234 E 71st Street  
Indianapolis, IN 46220

3 BED | 3 BATH

2,527 Sq. Ft.

\$647,123

## PROPERTY FEATURES

**Garage:** 2 Car Attached

**Year Built:** 1950

**Exterior:** Stucco

**Foundation:** Partial Basement

**Lot Size:** 0.5 Acres

**Est. Taxes:** \$3,962/year

**School District:** MSD  
Washington Township



Chris Cannon

VP, Branch Manager

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Save \$13,991.64 with our 2/1 BUYDOWN PROGRAM on \$614,770 Loan Amount\*

Year	Down Payment	Rate / APR	Principal & Interest Payment	Monthly Savings
1	30 Year 5.0%	4.500%/4.809%	\$3,114.95	\$770.81
2	30 Year 5.0%	5.500%/5.816%	\$3,490.60	\$395.16
3	30 Year 5.0%	6.500%/6.824%	\$3,885.76	N/A

\*Scenario shown is based on a conventional 30-year fixed mortgage, sales price \$647,123, loan amount \$614,770 with a 5% down payment and interest rate of 6.500%/6.824% APR. Rate based on 780 credit score. Additional fees may apply. Rates, terms, conditions and other information subject to change without notice, including changes due to market conditions and availability. Property must be purchased as principal residence. Some buyers may not qualify for this loan or this rate. The actual interest rate, APR and payment may vary based on the specific terms of the loan selected and customer qualification details as all applicants are subject to credit and underwriting approval.



Some restrictions apply. Ask for details. Loan decision is subject to satisfactory appraisal and title review and no change in financial condition. This is not an offer for extension of credit or a commitment to lend. \*Interest rate subject to change based on market condition and credit review. This communication is provided to you for informational purposes only. The real estate company listed on this flyer is not a mortgage lender and you should contact Ruoff Mortgage directly to learn more about its mortgage products and your eligibility for such products. Ruoff Mortgage Company, Inc., d/b/a Ruoff Mortgage, is an Indiana corporation licensed by the Indiana Department of Financial Institutions (DFI). For complete licensing information visit: <http://www.nmlsconsumeraccess.org/EntityDetails.aspx?COMPANY/141868>. Equal Housing Lender. NMLS#141868 04102025