113 Cedar Crest Dr, Cedar Falls, IA 50613

$289,900 / 4 bd / 2.5 ba

Several updates in a highly desired neighborhood, this home isn't likley to last long. Upon entering, you'll immediately notice the new laminate flooring all throughout the main living area. There is plenty of space on the main with both a living and family room in addition to a seperate dining room. Looking for more cabinet space? we've got you covered- not to mention the open room with plenty of counter space. You'll stay extra cozy this winter with the wood-burning fireplace and enjoy the ambiance as well. All four bedrooms, in addition to the addditional two bedrooms, are upstairs where you will find new flooring as well. Multiple oversized closets will be more than enough room for all of your belongings while not sacrificing room space. Still think you'll need more room? Check out the partially finished basement with plenty of room for a pool or ping pong table in the rec room area. this home is sure to please and is absolutely worth a look. Schedule your showing today!

Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	$289,900	$289,900	$289,900
% Down	5.00%	10.00%	20.00%
First Loan	$275,405	$260,910	$231,920
Term	30 Years	30 Years	30 Years
Rate	5.875%	5.875%	5.875%
APR*	6.104%	6.099%	5.942%
CASH TO CLOSE			
Down Payment	$14,495	$28,990	$57,980
Closing Costs	$2,341	$2,341	$2,341
Prepaids/Impounds	$2,766	$2,726	$2,509
Total $ Required	**$19,602**	**$34,057**	**$62,830**
HOUSING EXPENSE			
First Loan P & I	$1,629	$1,543	$1,372
Taxes, Ins & MI	$510	$504	$435
Total Monthly Pmt	**$2,139**	**$2,047**	**$1,807**

***APR = Annual Percentage Rate**

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Veridian credit union

Veridian Credit Union

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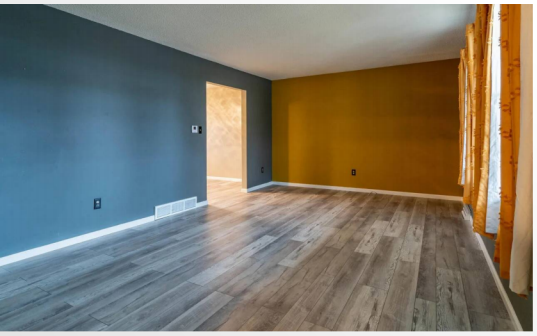

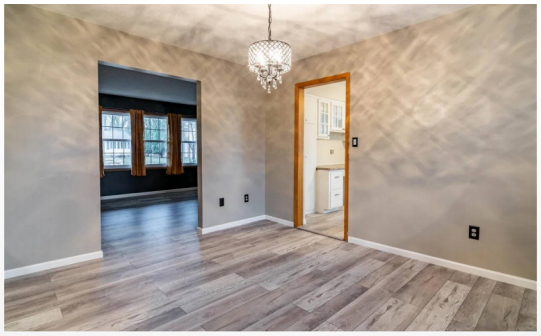

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