



1017 W 1st St, Cedar Falls, IA

\$159,900 | 3 bd | 1ba | 1,574 sq ft

Do not wait on this beautifully remodeled home with a huge fenced in yard right in the heart of Cedar Falls. Walking through the front door you have a large entry to welcome guests that takes you to the dining room or convenient first floor laundry. The main flows freely from the kitchen to living room with plenty of room for family and friends. Two large bedrooms upstairs open up to a reading area or attached nursery. An oversized 2 stall garage backs up to the vast private back yard with a firepit.

Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$164,900	\$164,900	\$164,900
% Down	5.00%	10.00%	20.00%
First Loan	\$156,655	\$148,410	\$131,920
Term	30 Years	30 Years	30 Years
Rate	4.875%	4.875%	4.875%
APR*	5.123%	5.119%	4.959%

CASH TO CLOSE			
Down Payment	\$8,245	\$16,490	\$32,980
Closing Costs	\$2,226	\$2,226	\$2,226
Prepays/Impounds	\$1,828	\$1,808	\$1,740
Total \$ Required	\$12,299	\$20,524	\$36,946

HOUSING EXPENSE			
First Loan P & I	\$829	\$785	\$698
Taxes, Ins & MI	\$297	\$294	\$258
Total Monthly Pmt	\$1,126	\$1,079	\$956

*APR = Annual Percentage Rate



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