

# 2226 Coventry Lane, Cedar Falls, IA 50613

\$309,900 / 3 bd / 2.5 ba

Step into this lovely ranch and feel right at home instantly. This beautifully cared for home features main floor amenities such as 3 bedrooms with a master including a nice walk in closet and bath, laundry closet, another bathroom in the hallway and an open concept living, dining and kitchen to enjoy with your friends and family. Just off the dining room, you will find a wonderful 3-season porch where you can spend cozy summer days watching the birds and wildlife in your beautiful landscaped back yard. Downstairs you will find a wonderfully sized family room with walk-out door to a lower level patio, a nice craft/workout room, half bath and lots of storage. On top of all the great features of the house it is located in a quiet neighborhood in the Hanson School district. This one won't dissappoint.

| Financing Notes | CONV<br>Fixed Rate | CONV<br>Fixed Rate | CONV<br>Fixed Rate |
|-----------------|--------------------|--------------------|--------------------|
| Sales Price     | \$309,900          | \$309,900          | \$309,900          |
| % Down          | 5.00%              | 10.00%             | 20.00%             |
| First Loan      | \$294,405          | \$278,910          | \$247,920          |
| Term            | 30 Years           | 30 Years           | 30 Years           |
| Rate            | 5.750%             | 5.750%             | 5.750%             |
| APR*            | 5.976%             | 5.971%             | 5.813%             |

## CASH TO CLOSE

|                          |                 |                 |                 |
|--------------------------|-----------------|-----------------|-----------------|
| Down Payment             | \$15,495        | \$30,990        | \$61,980        |
| Closing Costs            | \$2,341         | \$2,341         | \$2,341         |
| Prepays/Impounds         | \$2,576         | \$2,534         | \$2,393         |
| <b>Total \$ Required</b> | <b>\$20,412</b> | <b>\$35,865</b> | <b>\$66,714</b> |

## HOUSING EXPENSE

|                          |                |                |                |
|--------------------------|----------------|----------------|----------------|
| First Loan P & I         | \$1,718        | \$1,628        | \$1,447        |
| Taxes, Ins & MI          | \$498          | \$491          | \$424          |
| <b>Total Monthly Pmt</b> | <b>\$2,216</b> | <b>\$2,119</b> | <b>\$1,871</b> |

\*APR = Annual Percentage Rate

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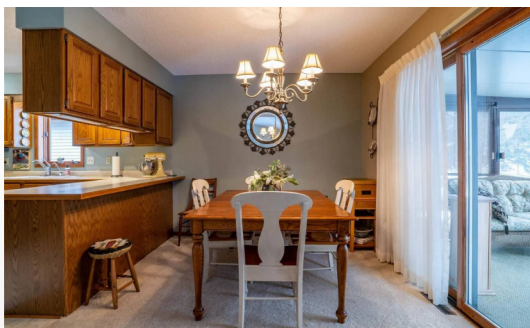
RE/Max Home Group

4800 University Ave  
Cedar Falls IA 50613



Veridian Credit Union

3621 Cedar Heights Dr  
Cedar Falls IA 50613



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