



3724 Eastpark Rd, Cedar Falls, IA
50613

\$409,900 | 3 bd | 2 bath

Amazing oversized lot right in the middle of Cedar Falls. Walk into a grand living space with vaulted ceilings and an open stairway with large windows to let all that light shine through. The kitchen is open to casual living and dining space with access to large deck with attached gazebo where you can entertain friends and family. The large main floor bedroom with walk-in closet is perfect for any buyer. If you are looking for storage there is plenty to be found on every level, several closets on the main floor with office space and a huge finished bonus area above the garage that can be used as a play area or to keep all the holiday decorations. The basement is wide open to finish the way you want with roughed in plumbing for another bathroom and egress window.



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$409,900	\$409,900	\$409,900
% Down	5.00%	10.00%	20.00%
First Loan	\$389,405	\$368,910	\$327,920
Term	30 Years	30 Years	30 Years
Rate	6.375%	6.375%	6.375%
APR*	6.594%	6.588%	6.432%
CASH TO CLOSE			
Down Payment	\$20,495	\$40,990	\$81,980
Closing Costs	\$2,341	\$2,341	\$2,341
Prepays/Impounds	\$4,213	\$4,151	\$3,955
Total \$ Required	\$27,049	\$47,482	\$88,276
HOUSING EXPENSE			
First Loan P & I	\$2,429	\$2,302	\$2,046
Taxes, Ins & MI	\$745	\$737	\$648
Total Monthly Pmt	\$3,175	\$3,039	\$2,694

*APR = Annual Percentage Rate

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