



41150 Lahontan Unit C-1, Big Bear Lake, CA 92315

Affordable Lake Front Living! So close to the lake with Lake views!!! Located in the only Lakefront Mobile home park w/dock privileges and lake views park space rent includes water, trash, snow plowing and dock privileges. New dual pane windows, new carpet in master bedroom. Home has water softer throughout the home. New floor in master bath and new vanity. Roof has 2 coats of "Snow Coat" to protect from leaks and keep the home cooler in the summer, comes with a 10 year warranty. All Appliances included (Washer and Dryer too!)



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$133,999	\$133,999	\$133,999
% Down	3.50%	0.00%	5.00%
First Loan	\$131,571	\$136,879	\$127,299
Term	30 Years	30 Years	30 Years
Rate	6.500%	6.250%	6.875%
APR*	7.672%	6.519%	7.476%

CASH TO CLOSE			
Down Payment	\$4,690	\$0	\$6,700
Closing Costs	\$6,106	\$1,384	\$2,903
Prepays/Impounds	\$1,801	\$1,801	\$2,407
Total \$ Required	\$12,597	\$3,185	\$12,010

HOUSING EXPENSE			
First Loan P & I	\$832	\$843	\$836
Taxes, Ins & MI	\$242	\$183	\$283
Total Monthly Pmt	\$1,074	\$1,026	\$1,119

*APR = Annual Percentage Rate

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Keller Williams Big Bear Lake

Big Bear Lake CA 92315

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Rates effective 01/30/24. This is informational only and should not be relied upon by you. Keller Williams Big Bear Lake is not a mortgage lender. Contact Bobadilla Finance Team Home Loans to learn more about your eligibility for its mortgage products. Bobadilla Finance Team Home Loans NMLS#820270/1660690 NOTICE - This is not a commitment to lend or extend credit. Restrictions may apply. Information and/or data are subject to change without notice. All loans are subject to credit approval. Not all loans or products are available in all states. The Credit score used for these quotes is 760 or higher. Bobadilla Finance Team Home Loans NMLS#820270/1660690