



# 994 Lausanne Dr, Crestline, CA 92325

Great family home and/or holiday retreat. This 4-bedroom, 2.5-bathroom 1,788 sf. home, built in 1988 shows pride of ownership on every level throughout the home and the property. Located just a few minutes away from Lake Gregory and the town of Crestline, nestled within the tree top canopy on a quiet residential, tree lined street. Main level features a large kitchen with plenty of cabinet and counter space open to the dining area leading into the living room. Front entry boasts a very secure with 4x6 beam construction front deck/balcony ideal canopy tree top viewing of the area below toward Lake Gregory. Main level also provides a main level bedroom and full bath for quests and/or extended family. From the kitchen dining area is a large bark yard deck that runs the length of the house and plumbed and wired for a spa. The upstairs will



Financing Notes	CONV Fixed Rate	VA Fixed Rate	FHA REG Fixed Rate
Sales Price	\$549,000	\$549,000	\$549,000
% Down	5.00%	0.00%	3.50%
First Loan	\$521,550	\$560,803	\$539,056
Term	30 Years	30 Years	30 Years
Rate	6.999%	6.375%	6.500%
APR*	7.599%	6.642%	7.602%

CASH TO CLOSE			
Down Payment	\$27,450	\$0	\$19,215
Closing Costs	\$5,331	\$2,867	\$18,997
Prepays/Impounds	\$9,939	\$7,457	\$7,427
<b>Total \$ Required</b>	<b>\$42,720</b>	<b>\$10,324</b>	<b>\$45,639</b>

HOUSING EXPENSE			
First Loan P & I	\$3,470	\$3,499	\$3,407
Taxes, Ins & MI	\$1,163	\$754	\$997
<b>Total Monthly Pmt</b>	<b>\$4,632</b>	<b>\$4,253</b>	<b>\$4,404</b>

\*APR = Annual Percentage Rate

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