



501 East Fairway Boulevard, Big Bear City

Prestigious subdivision in Big Bear City. Easy access from all routes on and off the mountain. Quiet neighborhood known as "Forest Spring". Pride of ownership at its best. 3 large bedrooms with ample closet space and 2 large bathrooms. Large front yard, large wood rear deck and manicured back yard. Lots of storage inside and out. This home has been meticulously maintained and cared for and it shows! 2 car oversized attached garage with custom cabinetry, 3 wood sheds. Lots of windows offer natural light in every room. Carpet and paint in great shape.

Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$615,000	\$615,000	\$615,000
% Down	3.50%	0.00%	5.00%
First Loan	\$603,860	\$628,222	\$584,250
Term	30 Years	30 Years	30 Years
Rate	6.750%	6.500%	7.375%
APR*	7.867%	6.769%	7.975%

CASH TO CLOSE			
Down Payment	\$21,525	\$0	\$30,750
Closing Costs	\$21,047	\$3,103	\$5,717
Prepays/Impounds	\$8,385	\$8,388	\$11,225
Total \$ Required	\$50,957	\$11,491	\$47,692

HOUSING EXPENSE			
First Loan P & I	\$3,917	\$3,971	\$4,035
Taxes, Ins & MI	\$1,117	\$845	\$1,303
Total Monthly Pmt	\$5,034	\$4,816	\$5,338

*APR = Annual Percentage Rate

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