



Single Family - Big Bear City, CA 92314



Welcome to Big Bear City, where dreams come alive, A home awaits you, where happiness will thrive, With four bedrooms and two bathrooms to call your own, This haven of comfort will make your heart feel at home. Vaulted ceilings soar high, like the birds in the sky, Creating a sense of space that will make you sigh, A beautiful rock fireplace, a centerpiece divine, Where warmth and memories intertwine. Ease of access, single floor living at its best, No stairs to climb, just pure convenience manifest, Every room bathed in sunlight's gentle embrace, Glorious sunrises painting the sky with grace. In this sunny location, nature's wonders unfold, With beauty and tranquility that never grows old, Big Bear City beckons you to savor each day, In a home that embodies comfort in every way.



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Realtor
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Keller Williams Big Bear Lake

Big Bear Lake CA 92315



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$445,000	\$445,000	\$445,000
% Down	3.50%	0.00%	5.00%
First Loan	\$436,939	\$454,567	\$422,750
Term	30 Years	30 Years	30 Years
Rate	6.750%	6.500%	7.375%
APR*	7.874%	6.770%	7.975%

CASH TO CLOSE

Down Payment	\$15,575	\$0	\$22,250
Closing Costs	\$15,766	\$2,495	\$4,723
Prepays/Impounds	\$6,062	\$6,064	\$8,117
Total \$ Required	\$37,403	\$8,559	\$35,090

HOUSING EXPENSE

First Loan P & I	\$2,834	\$2,873	\$2,920
Taxes, Ins & MI	\$808	\$611	\$942
Total Monthly Pmt	\$3,642	\$3,484	\$3,862

*APR = Annual Percentage Rate

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Bobadilla Finance Team Home Loans



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Rates effective 04/18/24. 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