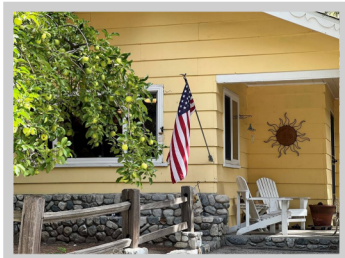
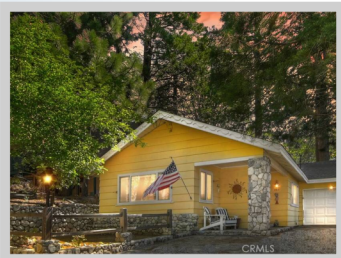




# 943 Meadowbrook Lake Gregory, CA 92325



This charming home offers seamless one-level living, highlighted by a beautiful brick fireplace for cozy gatherings. Enjoy brand-new wood-look flooring throughout. There are two bedrooms, including a primary suite, and a second full bath for guests. Entertain in the dining area next to the kitchen with a convenient breakfast bar. A spacious laundry room provides ample storage. The home features a large attached one-car garage and a detached casita or workshop with power, lighting, and a Trex deck. Located in a prime cul-de-sac near Hwy 18, perfect for commuters or outdoor enthusiasts. Lake Arrowhead Village, shopping, and dining are just moments away, offering the ultimate blend of comfort and convenience.



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$425,000	\$425,000	\$425,000
% Down	3.50%	0.00%	5.00%
First Loan	\$417,302	\$434,137	\$403,750
Term	30 Years	30 Years	30 Years
Rate	6.625%	6.375%	7.500%
APR*	7.743%	6.642%	8.099%

## CASH TO CLOSE

Down Payment	\$14,875	\$0	\$21,250
Closing Costs	\$15,146	\$2,424	\$4,606
Prepays/Impounds	\$5,762	\$5,763	\$7,767
<b>Total \$ Required</b>	<b>\$35,783</b>	<b>\$8,187</b>	<b>\$33,623</b>

## HOUSING EXPENSE

First Loan P & I	\$2,672	\$2,708	\$2,823
Taxes, Ins & MI	\$771	\$583	\$899
<b>Total Monthly Pmt</b>	<b>\$3,443</b>	<b>\$3,291</b>	<b>\$3,722</b>

\*APR = Annual Percentage Rate

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