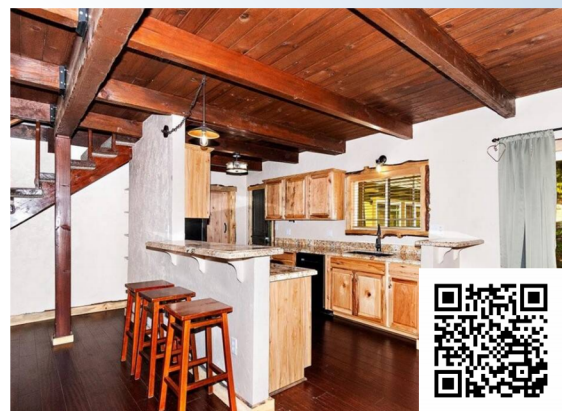




# 794 Crown Way, Lake Arrowhead



Private home on a cul-de-sac with a spacious front yard. Main floor features upgraded kitchen, dining, living room, and 2 owner's suites. Updated kitchen with granite counters, newer appliances, and custom cabinets. Dining area opens to living room with fireplace and access to a large back deck. Upstairs has 2 bedrooms, a bathroom, and additional social space. AC, vinyl windows/sliders, TVs, washer/dryer, and BBQ included. Over 14,000 sq ft lot with lake rights. Close to school, bus stop, and trails. Great value!



Financing Notes	CONV Fixed Rate	VA Fixed Rate	FHA REG Fixed Rate
Sales Price	\$599,000	\$599,000	\$599,000
% Down	5.00%	0.00%	3.50%
First Loan	\$569,050	\$611,878	\$588,150
Term	30 Years	30 Years	30 Years
Rate	7.375%	6.250%	6.500%
APR*	7.975%	6.514%	7.600%

CASH TO CLOSE			
Down Payment	\$29,950	\$0	\$20,965
Closing Costs	\$5,624	\$3,046	\$20,550
Prepays/Impounds	\$10,922	\$8,095	\$8,095
<b>Total \$ Required</b>	<b>\$46,496</b>	<b>\$11,141</b>	<b>\$49,610</b>

HOUSING EXPENSE			
First Loan P & I	\$3,930	\$3,767	\$3,718
Taxes, Ins & MI	\$1,268	\$822	\$1,087
<b>Total Monthly Pmt</b>	<b>\$5,198</b>	<b>\$4,589</b>	<b>\$4,804</b>

\*APR = Annual Percentage Rate

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