



846 Holmes Lane, Sugarloaf

Ideal cozy retreat at the top of Holmes just steps to National Forest. All the comforts of home away from home. This well maintained cabin has been enjoyed by a loving family for years and years. Quiet street in Sugarloaf with easy access in and out of town and just approx. 5 miles to the lake. Enjoy the community laundromat, general store and local bar/grill. Bask in the sunshine on the front porch! Inside you'll love the large windows, beamed ceilings and slate flooring.

Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$499,000	\$499,000	\$499,000
% Down	3.50%	0.00%	5.00%
First Loan	\$489,961	\$509,728	\$474,050
Term	30 Years	30 Years	30 Years
Rate	6.625%	6.500%	6.999%
APR*	7.737%	6.769%	7.599%

CASH TO CLOSE			
Down Payment	\$17,465	\$0	\$24,950
Closing Costs	\$17,444	\$2,689	\$5,039
Prepays/Impounds	\$6,771	\$6,799	\$9,029
Total \$ Required	\$41,680	\$9,488	\$39,018

HOUSING EXPENSE			
First Loan P & I	\$3,137	\$3,222	\$3,154
Taxes, Ins & MI	\$906	\$685	\$1,056
Total Monthly Pmt	\$4,043	\$3,907	\$4,210

*APR = Annual Percentage Rate



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Rates effective 05/14/24. This is informational only and should not be relied upon by you. Wheeler Steffen Sothby's Int. 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