

203 Alvarado Avenue
Cedar Falls, IA 50613



OFFERED AT
\$559,900



ABOUT THE PROPERTY

With 5 bedrooms, 3.5 bathrooms, and 3,448 square feet, this home offers space, comfort, and privacy, along with an oversized three-stall garage. The main level features new flooring, paint, lighting, and quartz countertops, with a functional layout for daily living and entertaining, along with a main-floor office and half bath. The primary suite on the main level includes double sinks, a tiled dual-head shower, jetted tub, and walk-in closet. Upstairs are three bedrooms and a full bath. The finished lower level adds a wet bar, full bath, and fifth bedroom. A patio and one-third acre yard provide room to relax or play.

SQUARE FEET

3,448

YEAR BUILT

2013

BEDS

5

BATHS

3.5

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List Price: \$559,900

Program	Conforming 30 Year Fixed	Program	Conforming 30 Year Fixed
Down Payment	\$111,980 (20%)	Down Payment	\$55,990 (10%)
Total Loan Amount	\$447,920	Total Loan Amount	\$503,910
Interest Rate	5.875%	Interest Rate	5.875%
Principal & Interest Payment	\$2,649.62	Principal & Interest Payment	\$2,980.82
MI (Mortgage Insurance)	\$0.00	MI (Mortgage Insurance)	\$117.58
Taxes	\$583.67	Taxes	\$583.67
Insurance	\$250.00	Insurance	\$250.00
Total Payment/PITI	\$3,483.29	Total Payment/PITI	\$3,932.07
HOA Dues	\$0/yr	HOA Dues	\$0/yr
APR (Annual Percentage Rate)	5.898%	APR (Annual Percentage Rate)	6.070%
Program	Conforming 30 Year Fixed	Program	Conforming 5/1 ARM
Down Payment	\$27,995 (5%)	Down Payment	\$27,995 (5%)
Total Loan Amount	\$531,905	Total Loan Amount	\$531,905
Interest Rate	5.875%	Interest Rate	5.375%
Principal & Interest Payment	\$3,146.42	Principal & Interest Payment	\$2,978.52
MI (Mortgage Insurance)	\$168.44	MI (Mortgage Insurance)	\$168.44
Taxes	\$583.67	Taxes	\$583.67
Insurance	\$250.00	Insurance	\$250.00
Total Payment/PITI	\$4,148.53	Total Payment/PITI	\$3,980.63
HOA Dues	\$0/yr	HOA Dues	\$0/yr
APR (Annual Percentage Rate)	6.169%	APR (Annual Percentage Rate)	6.351%



Haleigh Sperfslage

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*APR= Annual Percentage Rate. The information provided assumes the property is an existing single family home and will be used as a primary residence. An escrow (impound) account is required & a lien will be taken in first position. The rate lock period is 45 days and the assumed credit score is 780. Debt to income ratio not to exceed 40%. For mortgages with less than 20% down payment, Private Mortgage Insurance (PMI) may be required and customer is responsible for PMI premiums. The actual monthly payment will also include amounts for real estate taxes and homeowner's insurance premiums, actual payments will be higher. Subject to credit approval. All rates, terms and conditions are subject to change without notice. See branch for details. Effective 04/23/2026 NMLS #403650