

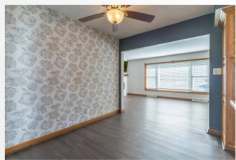


4223 Clearview Dr, Cedar Falls, IA
50613

\$269,900 | 3 bd | 1.75 bath



Welcome to this inviting 4-bedroom, 2-bathroom home in a desirable Cedar Falls neighborhood. With 1,829 square feet of living space, this property offers a thoughtful layout designed for both comfort and functionality. The main level features an open and welcoming flow, with a bright living area and a kitchen that comes equipped with appliances—making the move-in process that much easier. Three bedrooms and a full bathroom complete the main floor, providing plenty of space for everyday living. The lower level adds a spacious living room/rec area, ideal for movie nights, hobbies, or entertaining guests. A fourth non-conforming bedroom and second full bathroom extend the home's flexibility, perfect for a home office, workout room, or guest space.



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$269,900	\$269,900	\$269,900
% Down	5.00%	10.00%	20.00%
First Loan	\$256,405	\$242,910	\$215,920
Term	30 Years	30 Years	30 Years
Rate	5.875%	5.875%	5.875%
APR*	6.257%	6.174%	6.020%

CASH TO CLOSE			
Down Payment	\$13,495	\$26,990	\$53,980
Closing Costs	\$4,477	\$4,410	\$4,275
Prepays/Impounds	\$3,335	\$3,266	\$3,143
Total \$ Required	\$21,307	\$34,666	\$61,398

HOUSING EXPENSE			
First Loan P & I	\$1,517	\$1,437	\$1,277
Taxes, Ins & MI	\$505	\$470	\$411
Total Monthly Pmt	\$2,022	\$1,907	\$1,688

*APR = Annual Percentage Rate

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