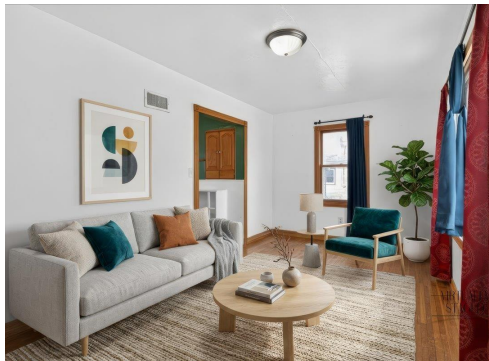
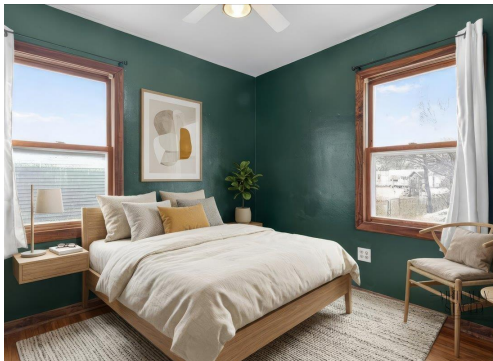


403 1st Street
Washburn, IA 50702



OFFERED AT
\$169,900



ABOUT THE PROPERTY

Located on a spacious lot in a quiet neighborhood, this updated ranch offers comfortable, practical living inside and out. The main level features newer flooring and an updated kitchen with modern finishes and cabinetry. The 1,060 sq ft layout includes two main-level bedrooms and a full bath, with a third bedroom downstairs featuring egress, a home office, or added privacy. Outside, enjoy a large fenced yard with plenty of space for pets, gardening, or entertaining. The oversized garage provides excellent storage and workspace. A well-rounded home with thoughtful updates, functional space, and a calm, easy-living setting.

SQUARE FEET

1,150

YEAR BUILT

1954

BEDS

3

BATHS

1.0

403 1st Street, Washburn, IA 50702

List Price: \$169,900

Program	Conforming 30 Year Fixed	Program	Conforming 30 Year Fixed
Down Payment	\$33,980 (20%)	Down Payment	\$16,990 (10%)
Total Loan Amount	\$135,920	Total Loan Amount	\$152,910
Interest Rate	5.875%	Interest Rate	5.875%
Principal & Interest Payment	\$804.02	Principal & Interest Payment	\$904.52
MI (Mortgage Insurance)	\$0.00	MI (Mortgage Insurance)	\$35.68
Taxes	\$115.50	Taxes	\$115.50
Insurance	\$166.67	Insurance	\$166.67
Total Payment/PITI	\$1,086.19	Total Payment/PITI	\$1,222.37
HOA Dues	\$0/yr	HOA Dues	\$0/yr
APR (Annual Percentage Rate)	5.950%	APR (Annual Percentage Rate)	6.117%
Program	Conforming 30 Year Fixed	Program	Conforming 5/1 ARM
Down Payment	\$8,495 (5%)	Down Payment	\$8,495 (5%)
Total Loan Amount	\$161,405	Total Loan Amount	\$161,405
Interest Rate	5.875%	Interest Rate	5.375%
Principal & Interest Payment	\$954.77	Principal & Interest Payment	\$903.82
MI (Mortgage Insurance)	\$51.11	MI (Mortgage Insurance)	\$51.11
Taxes	\$115.50	Taxes	\$115.50
Insurance	\$166.67	Insurance	\$166.67
Total Payment/PITI	\$1,288.05	Total Payment/PITI	\$1,237.10
HOA Dues	\$0/yr	HOA Dues	\$0/yr
APR (Annual Percentage Rate)	6.229%	APR (Annual Percentage Rate)	6.396%



Haleigh Sperfslage

AVP, Mortgage Loan Officer | NMLS#: 1487916

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Gerald Sorensen

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4800 University Ave Cedar Falls, IA 50613



*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 04/20/2026 NMLS #403650