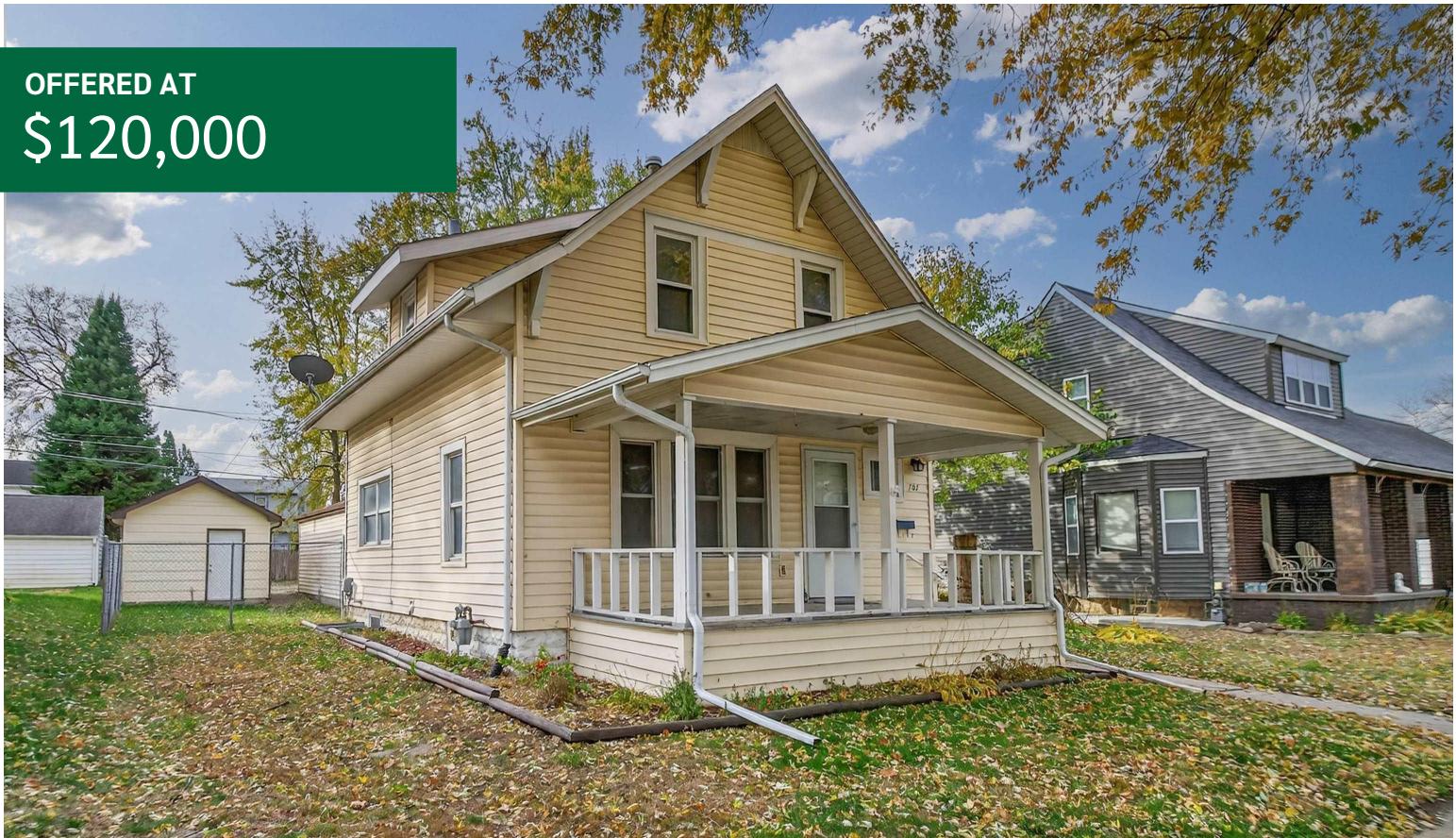


707 Reber Avenue
Waterloo, IA 50701



OFFERED AT
\$120,000



ABOUT THE PROPERTY

Welcome to this charming Waterloo home, offering 2 bedrooms, 2 bathrooms, and 1,047 square feet of comfortable living space in a quiet neighborhood off Hwy 63. The home is well-kept and move-in ready. Inside you'll find a warm layout with classic character and an inviting front porch. The main floor includes spacious living room and separate dining room with two large bedrooms and bathroom on the second level. One of the standout features of this property is the oversized 2-stall garage, paired with a separate single-stall workshop—perfect for tools, hobbies, or extra space you just don't get in most homes of this size.

SQUARE FEET

1,047

YEAR BUILT

1914

BEDS

2

BATHS

1.5

707 Reber Avenue, Waterloo, IA 50701

List Price: \$120,000

| Program | Conforming 30 Year Fixed | Program | Conforming 30 Year Fixed |
|------------------------------|--------------------------|------------------------------|--------------------------|
| Down Payment | \$24,000 (20%) | Down Payment | \$12,000 (10%) |
| Total Loan Amount | \$96,000 | Total Loan Amount | \$108,000 |
| Interest Rate | 6.000% | Interest Rate | 5.875% |
| Principal & Interest Payment | \$575.57 | Principal & Interest Payment | \$638.86 |
| MI (Mortgage Insurance) | \$0.00 | MI (Mortgage Insurance) | \$25.20 |
| Taxes | \$207.67 | Taxes | \$207.67 |
| Insurance | \$125.00 | Insurance | \$125.00 |
| Total Payment/PITI | \$908.24 | Total Payment/PITI | \$996.73 |
| HOA Dues | \$0/yr | HOA Dues | \$0/yr |
| APR (Annual Percentage Rate) | 6.107% | APR (Annual Percentage Rate) | 6.146% |
| Program | Conforming 30 Year Fixed | Program | Conforming 15 Year Fixed |
| Down Payment | \$6,000 (5%) | Down Payment | \$24,000 (20%) |
| Total Loan Amount | \$114,000 | Total Loan Amount | \$96,000 |
| Interest Rate | 6.000% | Interest Rate | 5.875% |
| Principal & Interest Payment | \$683.49 | Principal & Interest Payment | \$803.63 |
| MI (Mortgage Insurance) | \$36.10 | MI (Mortgage Insurance) | \$0.00 |
| Taxes | \$207.67 | Taxes | \$207.67 |
| Insurance | \$125.00 | Insurance | \$125.00 |
| Total Payment/PITI | \$1,052.26 | Total Payment/PITI | \$1,136.30 |
| HOA Dues | \$0/yr | HOA Dues | \$0/yr |
| APR (Annual Percentage Rate) | 6.369% | APR (Annual Percentage Rate) | 6.054% |



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 11/06/2025 NMLS #403650