

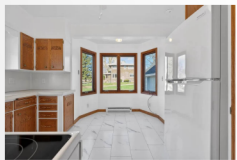


2320 Rainbow Dr, Cedar Falls, IA
50613

\$299,500 | 3 bd | 2.5 bath



Welcome to this well-maintained Cedar Falls home, ideally located across from a local school and just minutes from everyday conveniences. With 3 bedrooms, 2 bathrooms, and over 2,300 square feet of living space, there's room here to settle in comfortably while still having space to spread out. Inside, the layout offers flexibility with two separate living areas—perfect for entertaining, relaxing, or creating dedicated spaces for work or hobbies. The kitchen has been updated and connects easily to the dining and main living areas, making day-to-day living feel simple and connected. Recent updates bring a fresh feel throughout, including new carpet on the main and upper levels, along with new flooring and a finished ceiling in the basement.



Financing Notes	CONV Fixed Rate	CONV Fixed Rate	CONV Fixed Rate
Sales Price	\$299,500	\$299,500	\$299,500
% Down	5.00%	10.00%	20.00%
First Loan	\$284,525	\$269,550	\$239,600
Term	30 Years	30 Years	30 Years
Rate	6.000%	6.000%	6.000%
APR*	6.376%	6.294%	6.139%

CASH TO CLOSE

Down Payment	\$14,975	\$29,950	\$59,900
Closing Costs	\$4,618	\$4,543	\$4,393
Prepays/Impounds	\$4,071	\$3,995	\$3,856
Total \$ Required	\$23,664	\$38,488	\$68,149

HOUSING EXPENSE

First Loan P & I	\$1,706	\$1,616	\$1,437
Taxes, Ins & MI	\$657	\$618	\$553
Total Monthly Pmt	\$2,363	\$2,234	\$1,990

*APR = Annual Percentage Rate

Gordie Sorensen
Realtor

☎ 319-266-7100
☎ 319-269-1164
✉ twinpower.gordie@gmail.com



ReMax Home Group

4800 University Ave
Cedar Falls IA 50613

Angie Rael
Mortgage Loan Originator
NMLS #638721

☎ 319-236-5617
☎ 319-415-5641
✉ AngelaKR@Veridiancu.org



Veridian Credit Union

3621 Cedar Heights Dr
Cedar Falls IA 50613



Rates effective 04/1/26. This is informational only and should not be relied upon by you. ReMax Home Group is not a mortgage lender. Contact Veridian Credit Union to learn more about your eligibility for its mortgage products. Federally insured by the NCUA. Financing is shown for comparison only. This is not an offer of credit or commitment to lend. Loans are subject to buyer and property qualification. Rates and fees are subject to change without notice. Cash reserves may be required for some conventional loans. Veridian Credit Union offers multiple loan programs. Please contact lender for more information.