



This turnkey cabin is a gem, perfect for mountain living or holidays. Accessible in snow and darkness, it features a large deck, ample natural light, high ceilings, and wood flooring. The layout includes 2 bedrooms with closets, separate laundry, and numerous upgrades. There's space for cars, a boat, or an RV, and a partially fenced yard. The well-maintained grounds include a wood shed. Located 5 minutes from Big Bear's attractions, it offers great value with a security system for remote monitoring. Priced to sell, it's a worry-free investment.

Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$375,000	\$375,000	\$375,000
% Down	3.50%	0.00%	5.00%
First Loan	\$368,207	\$383,062	\$356,250
Term	30 Years	30 Years	30 Years
Rate	6.625%	6.500%	6.999%
APR*	7.746%	6.770%	7.599%

CASH TO CLOSE			
Down Payment	\$13,125	\$0	\$18,750
Closing Costs	\$13,592	\$2,245	\$4,313
Prepays/Impounds	\$5,092	\$5,113	\$6,788
<b>Total \$ Required</b>	<b>\$31,809</b>	<b>\$7,358</b>	<b>\$29,851</b>

HOUSING EXPENSE			
First Loan P & I	\$2,358	\$2,421	\$2,370
Taxes, Ins & MI	\$681	\$515	\$794
<b>Total Monthly Pmt</b>	<b>\$3,039</b>	<b>\$2,936</b>	<b>\$3,164</b>

\*APR = Annual Percentage Rate



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