

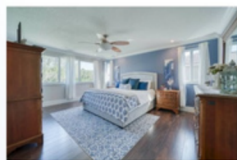


# Single Family - Sonata at Mission Bay

20323 Monteverdi Circle, Boca Raton



Stately and elegant 5-bedroom, 2.5-bath pool home located on a quiet tree-lined street, now available in Sonata at Mission Bay. All the finest touches combine to make this home warm, welcoming and functional. Porcelain plank tiles are featured throughout the downstairs. The lavishly renovated kitchen is the centerpiece of the home. You and yours will gather around the oversized quartz island to dine, visit, & form lasting memories. The family room is just off the kitchen but separated from the living room on the far side of the home, providing room to spread out for all. Save on insurance with full impact glass throughout, and a barrel tile roof with years of useful life. Enjoy spacious bedrooms, a 3-car garage, no rear neighbors, and all the resort-style amenities of Mission Bay!



Financing Notes	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$1,124,000	\$1,124,000
% Down	0.00%	25.00%
First Loan	\$1,148,166	\$843,000
Term	30 Years	30 Years
Rate	6.375%	6.875%
APR*	6.688%	6.927%

CASH TO CLOSE		
Down Payment	\$0	\$281,000
Closing Costs	\$18,554	\$14,459
Prepays/Impounds	\$13,947	\$13,738
<b>Total \$ Required</b>	<b>\$32,501</b>	<b>\$309,197</b>

HOUSING EXPENSE		
First Loan P & I	\$7,163	\$5,538
Taxes, Ins & MI	\$1,312	\$1,312
<b>Total Monthly Pmt</b>	<b>\$8,475</b>	<b>\$6,850</b>

\*APR = Annual Percentage Rate



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Loan Officer

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Rates effective 02/9/24. City First Mortgage Services, L.L.C. - 750 South Main Street, Bountiful, UT 84010 City First Mortgage Services, LLC, DBA Clear Mortgage, Hancock Mortgage, Street Home Lending, www.city1st.com, (801) 299-1770. Company NMLS #3117 City First is not an agency of the federal government, and is not acting at the direction of HUD/FHA. This is not an offer for extension of credit or a commitment to lend. Additional program restrictions may apply. Programs, rates, terms and restrictions subject to change without notice. Underwriting terms and conditions apply.