

WHITTIER · FOR SALE

A 4-bedroom home in Whittier.

6266 Western Ave

Whittier, CA 90601

$775,000

4 bed · 3 bath · 1,500 sq ft







- 4 bedrooms and 3 baths
- Single family, one story
- Built in 1923
- 1,500 sq ft of living space
- Lot of 5,185 sq ft

ELIGIBLE FOR COMMUNITY ADVANTAGE

$691/mo

less than a standard loan on this home

Significant discounts to the interest rate. 3% down. No mortgage insurance.

FOR COMPARISON	COMMUNITY ADVANTAGE	WHAT IT TAKES
Standard loan	**30-year fixed**	**To get started**
7.25% rate **7.971% APR**	**6.75%** rate **6.91% APR**	**3%** down
With mortgage insurance	No mortgage insurance	$23,250 on this home
$5,567 /mo with PMI	**$4,876** /mo P&I	**640+** credit score
$439/mo of that is mortgage insurance	**$691/mo lower** than the standard loan	**A home you will live in** in an eligible area

FINANCING PARTNER



Justin Walsh

Branch Manager · NMLS #968831

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SCAN FOR

Every photo and payment

or call to tour

Estimates only as of November 10, 2026; not a loan approval or commitment to lend. Both are 30-year fixed loans of $751,750 ($23,250 down on $775,000): Community Advantage at 6.75% (6.91% APR) and a standard loan at 7.25% (7.971% APR) with mortgage insurance estimated at 0.7% of the loan a year. Principal and interest; taxes, homeowners insurance and HOA dues are extra. Community Advantage is for owner-occupied purchases in eligible areas, with a 640 minimum credit score (660 for condominiums) and conforming loan limits; rate discounts depend on the buyer's qualifying factors. Rates change without notice. Financing information from Justin Walsh, NMLS #968831. Franklin Direct is powered by Franklin Loan Center, NMLS #237653, licensed by the California DFPI under the CRMLA, License #4131316. Equal Housing Lender. Listing information from CRMLS (MLS #PW26216116), deemed reliable but not guaranteed.
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