






1610 Bristol Lane
Centerton, AR 72719 MLS #1214326



For Sale  

\$605,660
Estimated Monthly Cost: \$3,230

BREAKDOWN OF MONTHLY COST >



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 Beds - 4  Baths - 3 (3 full)

 2,753 sqft  Days on Market: 226



Probuilt home in gated community that will include community pool and playground. This stylish home features 4 bedrooms, 3 baths, bonus room, eat-in kitchen, pantry, open concept floor plan, modern farmhouse style and features making it a great entertainment area for your family *** Seller is Offering \$7500 towards buyer concessions with accepted contract ***



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Your actual rate, payment and costs could be higher.
Get an official Loan Estimate before choosing a loan.
Closing Cost and Monthly Payment Estimate



Sales Price	\$605,660.00	Loan Program	Conv Purchase
Down Payment	\$121,132.00	Interest Rate	6.499%
Base Loan Amount	\$484,528.00		
Loan Duration in Months	360		

Final Loan Amount \$484,528.00

Items Payable in Connection with the Loan

Origination Fee	1% origination fee	\$4,845.28
Buydown		\$0.00
Processing Fee		\$350.00
Underwriting Fee		\$650.00
Appraisal Fee		\$500.00
Credit Report		\$59.00
Flood Cert		\$15.00
Appraisal Management Fee		\$20.00

Items Required by Lender to be Paid in Advance

Prepaid Interest	15 days @	\$87.4708	\$1,312.06
Hazard Insurance Premium		Need quote	\$2,400.00

Reserves Deposited with Lender

Hazard Insurance	2 mths @	\$190.00	\$380.00
Property Tax	2 mths @	\$325.00	\$650.00

Title Charges

Title Services	\$2,000.00
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Government Recording and Transfer Charges

Recording Fees	\$220.00
Deed Stamps	\$999.34

Total Closing Costs: \$14,400.68

Total Estimated Funds to Close \$135,532.68

Total Seller Paid Closing Costs \$0.00

Seller Credit **(\$7,500)**

Cash From Borrower \$128,032.68

Total Estimated Monthly Payment

Principal & Interest	\$3,062.23
Hazard Insurance (estimate)	\$190.00
Real Estate Taxes (estimate)	\$325.00
Mortgage Insurance	\$0.00

Total Estimated Monthly Payment \$3,577.23

The information provided above reflects an estimate of the charges you are likely to incur at the settlement of your loan.

The fees listed are estimates; actual charges may be more or less.

Receipt of this document does not constitute a loan approval or guarantee.



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Sales Price	\$605,660.00	Loan Program	Conv Purchase
Down Payment	\$121,132.00	Interest Rate	5.990%
Base Loan Amount	\$484,528.00		
Loan Duration in Months	360		

Final Loan Amount \$484,528.00

Items Payable in Connection with the Loan

Origination Fee	1% origination fee	\$4,845.28
Buydown		\$6,400.00
Processing Fee		\$350.00
Underwriting Fee		\$650.00
Appraisal Fee		\$500.00
Credit Report		\$59.00
Flood Cert		\$15.00
Appraisal Management Fee		\$20.00

Items Required by Lender to be Paid in Advance

Prepaid Interest	15 days @	\$80.6201	\$1,209.30
Hazard Insurance Premium		Need quote	\$2,400.00

Reserves Deposited with Lender

Hazard Insurance	2 mths @	\$190.00	\$380.00
Property Tax	2 mths @	\$325.00	\$650.00

Title Charges

Title Services	\$2,000.00
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Government Recording and Transfer Charges

Recording Fees	\$220.00
Deed Stamps	\$999.34

Total Closing Costs: \$20,697.92

Total Estimated Funds to Close \$141,829.92

Total Seller Paid Closing Costs \$0.00

Seller Credit **(\$7,500)**

Cash From Borrower \$134,329.92

Total Estimated Monthly Payment

Principal & Interest	\$2,901.88
Hazard Insurance (estimate)	\$190.00
Real Estate Taxes (estimate)	\$325.00
Mortgage Insurance	\$0.00

Total Estimated Monthly Payment \$3,416.88

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