



# 1557 River Overlook LOO P, Van Buren, AR 72956

Stunning 4-bedroom, 3-full bath, and 2-half bath home with a 3-car attached garage situated on 1.4 acres in the gated River Overlook subdivision! This custom-built, single-level home has been meticulously cared for by its original owner and features fresh exterior paint, plantation shutters, a spacious living room with fireplace and over-cabinet lights, granite counters with ample storage space in the eat-in kitchen, an oversized pantry, formal dining room, large secondary bedrooms, a master suite complete with a steam shower, dual closets and vanities, and access to a private patio, and an additional covered patio with fireplace, putting green, and an in-ground pool all in a fenced-in backyard — perfect for all the family gatherings! Additional features include being wired for sound - inside and out, newer HVACs, and an irrigation system.



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$449,900	\$449,900	\$449,900
% Down	3.50%	0.00%	5.00%
First Loan	\$441,750	\$459,572	\$427,405
Term	30 Years	30 Years	30 Years
Rate	6.500%	6.250%	7.375%
APR*	7.606%	6.515%	7.975%

CASH TO CLOSE			
Down Payment	\$15,747	\$0	\$22,495
Closing Costs	\$15,918	\$2,513	\$4,751
Prepays/Impounds	\$4,328	\$4,328	\$6,451
<b>Total \$ Required</b>	<b>\$35,993</b>	<b>\$6,841</b>	<b>\$33,697</b>

HOUSING EXPENSE			
First Loan P & I	\$2,792	\$2,830	\$2,952
Taxes, Ins & MI	\$525	\$326	\$661
<b>Total Monthly Pmt</b>	<b>\$3,317</b>	<b>\$3,156</b>	<b>\$3,613</b>

\*APR = Annual Percentage Rate

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