

Owner Finance Information for 703 E Main in Little River, TX 76554

This is a document for informational purposes. All information deemed reliable but not guaranteed.

- \$179,000 sales price
- \$18,000 down + closing costs, escrows, and RMLO fee
- Principal and Interest payment estimate of \$1,502.90 plus escrows and monthly servicing fee
- Monthly escrows TBD
- 10.75% APR, up to 30 year term
- OR 8.5% I/O payments of \$1,140.67 for rental use (non owner occupants only)
- Closing w/ buyer paid title policy at First Community Title in Temple
 - 4613 S 31st St Temple, TX 76502

Monthly payment to include:

- Principal and Interest (based on final down and term)
- 1/12th of annual real estate taxes
- \$35 monthly servicing fee (<https://www.providentls.com/> current cost only, subject to change)

Special Provisions:

“Buyer is aware of wrapped lien” The lender consents in writing and valid title policy provided w/o exceptions.

“Monthly payment will include Principal, interest, property tax escrow, and monthly servicing fee. This fee is subject to change in the future if the 3rd party vendor fees change.”

“Buyer will provide 12 months of insurance, paid in full, and collected on the HUD at closing”

“The seller does not represent the buyer in any capacity as licensed Texas Real Estate Broker”

“Buyer to pay all closing costs” This does not include agent commissions.

“Interest rate will adjust to Prime + 3% at Year 5, and every 3 years after”