



1023 S 17th St Fort Smith, AR 72901

Centrally located duplex in Fort Smith!! 1 bedroom, 1 bath on each side, original hardwood floors, and unfinished attic space. Previously rented for \$650.00 and \$550.00 a month. Rent included utilities. All utilities never exceeded \$225.00/month.



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$109,900	\$109,900	\$109,900
% Down	3.50%	0.00%	5.00%
First Loan	\$107,908	\$112,262	\$104,405
Term	30 Years	30 Years	30 Years
Rate	6.750%	6.500%	7.375%
APR*	7.961%	6.775%	7.975%

CASH TO CLOSE			
Down Payment	\$3,847	\$0	\$5,495
Closing Costs	\$5,358	\$1,297	\$2,762
Prepays/Impounds	\$1,121	\$1,121	\$1,628
Total \$ Required	\$10,326	\$2,418	\$9,885

HOUSING EXPENSE			
First Loan P & I	\$700	\$710	\$721
Taxes, Ins & MI	\$138	\$89	\$171
Total Monthly Pmt	\$837	\$799	\$892

*APR = Annual Percentage Rate

Amalie and Brent Grinnell
REALTOR®
License #SA00077905

- 📞 (479) 926-6759
- 🌐 <https://grinnellgroup.kw.com/>
- ✉ grinnellgroup@gmail.com



Keller Williams Platinum Realty

7301 PHOENIX AVE,
FORT SMITH AR 72903

Derek D Bobadilla
Branch Manager
NMLS# 820270/ NMLS# 1660690

- 📞 (909) 270-4647
- 🌐 Bobadillafinanceteam.com
- 📞 (909) 530-3114
- ✉ derek@bobadillafinanceteam.com



Bobadilla Finance Team Home Loans

28200 Highway 189 F240 #26
Lake Arrowhead CA 92352



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