



**5615 Collins Ln Fort Smith, AR  
72904**



Welcome to your dream home in Fort Smith! This beautiful, recently updated 3-bedroom, 1-bath haven boasts solid surface floors, fresh neutral paint, a formal dining room, spacious bedrooms, and a bonus flex space upstairs that can easily transform into a 4th bedroom. This home offers flexibility and style. Enjoy the privacy of a fenced-in backyard and relish the convenience of being close to schools, shopping, and more. Your perfect blend of comfort and convenience awaits!



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$237,900	\$237,900	\$237,900
% Down	3.50%	0.00%	5.00%
First Loan	\$233,590	\$243,014	\$226,005
Term	30 Years	30 Years	30 Years
Rate	6.750%	6.500%	7.375%
APR*	7.899%	6.771%	7.975%

CASH TO CLOSE			
Down Payment	\$8,327	\$0	\$11,895
Closing Costs	\$9,334	\$1,755	\$3,511
Prepays/Impounds	\$2,065	\$2,067	\$3,164
<b>Total \$ Required</b>	<b>\$19,726</b>	<b>\$3,822</b>	<b>\$18,570</b>

HOUSING EXPENSE			
First Loan P & I	\$1,515	\$1,536	\$1,561
Taxes, Ins & MI	\$236	\$131	\$308
<b>Total Monthly Pmt</b>	<b>\$1,751</b>	<b>\$1,667</b>	<b>\$1,869</b>

\*APR = Annual Percentage Rate

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