



10704 Castleton St, Fort Smith, AR 72908

One level 3 bedroom, 3.5 bath home located on 1.07 acres in Fianna Hills is complete with a gorgeous view off of the back deck! This home features a recently remodeled kitchen, updated paint colors and flooring, updated bathrooms, and a large master bedroom with a beautifully remodeled en suite bathroom with separate his and hers dressing areas. Please note owners have identified foundational shifting and settling that will need to be addressed. Estimates are available upon request.



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$379,900	\$379,900	\$379,900
% Down	3.50%	0.00%	5.00%
First Loan	\$373,018	\$388,067	\$360,905
Term	30 Years	30 Years	30 Years
Rate	6.625%	6.375%	7.500%
APR*	7.746%	6.642%	8.099%

CASH TO CLOSE			
Down Payment	\$13,297	\$0	\$18,995
Closing Costs	\$13,745	\$2,263	\$4,342
Prepays/Impounds	\$4,387	\$4,388	\$6,180
Total \$ Required	\$31,429	\$6,651	\$29,517

HOUSING EXPENSE			
First Loan P & I	\$2,388	\$2,421	\$2,524
Taxes, Ins & MI	\$562	\$394	\$677
Total Monthly Pmt	\$2,951	\$2,815	\$3,200

*APR = Annual Percentage Rate

The Grinnell Group
REALTOR®

License #: SA00077905

📞 479.926.6761
✉ klrw1117@kw.com



Keller Williams Platinum Realty

3300 South 70th
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



Rates effective 04/28/24. This is informational only and should not be relied upon by you. Keller Williams Platinum Realty is not a mortgage lender. Contact Bobadilla Finance Team Home Loans to learn more about your eligibility for its mortgage products. Bobadilla Finance Team Home Loans NMLS#820270/1660690 NOTICE - This is not a commitment to lend or extend credit. Restrictions may apply. Information and/or data are subject to change without notice. All loans are subject to credit approval. Not all loans or products are available in all states. The Credit score used for these quotes is 760 or higher. Bobadilla Finance Team Home Loans NMLS#820270/1660690