



10728 Hunters Point RD, Fort Smith AR 72903

Beautiful home located in a very desirable neighborhood on the East side of Fort Smith! This move-in ready home features 4 bedrooms and 3.5 bathrooms in the main house with the master suite located downstairs with approximately 3238 square feet of living space and a 1 bedroom, 1 bathroom mother-in-law (Pool House) suite with 552 square feet! The kitchen has been completely remodeled with new cabinets, solid surface countertops, commercial grade oven and gas cooktop with a pot filler with instant hot water, and a large island, which is perfect for entertaining or everyday use! Outside features a large covered patio, an expanded pool deck so you have plenty of space for lounging by the pool, and the pool itself has a brand new liner and light! Don't miss your opportunity to make this move-in ready home yours!



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	\$4,910	\$4,910	\$7,033
Total \$ Required	\$36,575	\$7,423	\$34,279

HOUSING EXPENSE			
First Loan P & I	\$2,792	\$2,830	\$2,952
Taxes, Ins & MI	\$622	\$423	\$758
Total Monthly Pmt	\$3,414	\$3,253	\$3,710

*APR = Annual Percentage Rate

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