

# HOMESTEAD

FINANCIAL SERVICES, INC.  
LICENSED MORTGAGE BANKER - NYS BANKING DEPARTMENT

Presented by-

**Pei Lin Team @**  
**Keller Williams Realty**  
**474-1899**

For:

**103 Dodge Drive**  
**Syracuse, NY 13210**

**Ann Coyne**  
**Homestead Financial**  
**445-2000 ext. 251**

October 4, 2010

## **FHA - FIXED**

Sales Price	\$178,500
Down Payment	6250
Base Mortgage	172,250
MIP	1,723

Interest Rate	4.25%
Term in Years	30
Point(s)	0.000

**Mortgage Amount** 173,973

### MONTHLY PAYMENTS

Principal & Interest	\$855.84
Taxes	397.67
Hazard Insurance	52.06
MIP monthly	129.19

### CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	400
Flood & Fraud Certifications	130
Credit Report	50
Recording Fees	200
N.Y. Mortgage Tax	1280
Banks's Attorney Fee	450
Abstract Update	92
Title Insurance	1100
Total	\$4,052

**TOTAL PAYMENT** **\$1,434.76**

### DETAILS OF PURCHASE

Sales Price	\$178,500
Closing Costs/Prepays	9,089
<b>SUBTOTAL</b>	<b>187,589</b>
Less	
Mortgage Amount	173,973

### PREPAID EXPENSES

Hazard Insurance	625
Tax Escrow/6 mos.	2,386
MIP Financed	1,723
Prepaid Interest/15 days	304
Other	0
Total	\$5,037

**Costs Paid by Seller** **0**

**CASH NEEDED** **\$13,616**

### QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$59,369
MAXIMUM MONTHLY DEBT*	\$594

\*based on minimum income

5010 Campuswood Drive, Suite 205 • East Syracuse, NY 13057  
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EQUAL HOUSING LENDER