

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
 474-1899

For:

103 Ferris Avenue
Syracuse, NY 13224

Ann Coyne
Homestead Financial
445-2000 ext. 251
 August 9, 2010

FHA - FIXED

Sales Price \$125,000
Down Payment 4375
Base Mortgage 120,625
MIP 2,714

Interest Rate 4.38%
Term in Years 30
Point(s) 0.000

Mortgage Amount 123,339

MONTHLY PAYMENTS

Principal & Interest \$615.81
Taxes 203.08
Hazard Insurance 45.00
MIP monthly 55.29

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 900
Banks's Attorney Fee 450
Abstract Update 85
Title Insurance 761
Total \$3,326

TOTAL PAYMENT

\$919.18

DETAILS OF PURCHASE

Sales Price \$125,000
Closing Costs/Prepays 8,020
SUBTOTAL 133,020
 Less
Mortgage Amount 123,339

Costs Paid by Seller

0

PREPAID EXPENSES

Hazard Insurance 540
Tax Escrow/6 mos. 1,219
MIP Financed 2,714
Prepaid Interest/15 days 222
Other 0
Total \$4,694

CASH NEEDED

\$9,681

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME \$38,035
MAXIMUM MONTHLY DEBT* \$380

**based on minimum income*

5010 Campuswood Drive, Suite 205 • East Syracuse, NY 13057
 (315) 445-2000 • Fax (315) 445-2008 • (800) 343-8979

4549 Main Street • Suite 204 • Amherst, NY 14226
 (716) 839-5771 • Fax (716) 839-5806 • (888) 634-2919

10 Main Street • Suite 200 • Whitesboro, NY 13492
 (315) 768-1980 • Fax (315) 768-1977 • (866) 365-2016

18564 Route 11 • Watertown, NY 13601
 (315) 779-8270 • Fax (315) 779-8293