

HOMESTEAD

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

Presented by-

Pei Lin Team @

Keller Williams Realty

474-1899

For:

**1048 Westmoreland Avenue
Syracuse, NY 13210**

Ann Coyne

Homestead Financial

445-2000 ext. 251

March 10, 2010

FHA - FIXED

Sales Price	\$158,500
Down Payment	5550
Base Mortgage	152,950
MIP	2,677

Mortgage Amount 155,627

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	400
Flood & Fraud Certifications	80
Credit Report	50
Recording Fees	200
N.Y. Mortgage Tax	1142
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	1000
Total	\$3,757

PREPAID EXPENSES

Hazard Insurance	555
Tax Escrow/6 mos.	2,428
MIP Financed	2,677
Prepaid Interest/15 days	320
Other	0
Total	\$5,979

Interest Rate	5.00%
Term in Years	30
Point(s)	0.000

MONTHLY PAYMENTS

Principal & Interest	\$835.44
Taxes	404.58
Hazard Insurance	46.23
MIP monthly	70.10

TOTAL PAYMENT

\$1,356.35

DETAILS OF PURCHASE

Sales Price	\$158,500
Closing Costs/Prepays	9,736
SUBTOTAL	168,236
Less	
Mortgage Amount	155,627

Costs Paid by Seller

0

CASH NEEDED

\$12,609

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$56,125
MAXIMUM MONTHLY DEBT*	\$561

**based on minimum income*

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