

HOMESTEAD

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

Presented by-

Pei Lin Team @

Keller Williams Realty

474-1899

For:

**104 Russell Place
Syracuse, NY 13207**

Ann Coyne

Homestead Financial

445-2000 ext. 251

March 19, 2010

FHA - FIXED

Sales Price \$80,000
Down Payment 2800
Base Mortgage 77,200
MIP 1,737

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

Mortgage Amount 78,937

MONTHLY PAYMENTS

Principal & Interest \$423.75
Taxes 218.17
Hazard Insurance 35.00
MIP monthly 35.38

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 567
Banks's Attorney Fee 450
Abstract Update 85
Title Insurance 650
Total \$2,882

TOTAL PAYMENT \$712.30

DETAILS OF PURCHASE

Sales Price \$80,000
Closing Costs/Prepays 6,510
SUBTOTAL 86,510
Less
Mortgage Amount 78,937

PREPAID EXPENSES

Hazard Insurance 420
Tax Escrow/6 mos. 1,309
MIP Financed 1,737
Prepaid Interest/15 days 162
Other 0
Total \$3,628

Costs Paid by Seller 0

CASH NEEDED \$7,573

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME \$29,475

*MAXIMUM MONTHLY DEBT** \$295

**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



EQUAL HOUSING LENDER