

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

105 Dutton Avenue
Syracuse, NY 13120

Ann Coyne
Homestead Financial
445-2000 ext. 251

August 19, 2010

FHA - FIXED

Sales Price	\$52,000
Down Payment	1820
Base Mortgage	50,180
MIP	1,129

Interest Rate	4.50%
Term in Years	30
Point(s)	0.000

Mortgage Amount 51,309

MONTHLY PAYMENTS

Principal & Interest	\$259.98
Taxes	247.83
Hazard Insurance	30.00
MIP monthly	23.00

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	360
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	550
Total	\$2,575

TOTAL PAYMENT **\$560.81**

DETAILS OF PURCHASE

Sales Price	\$52,000
Closing Costs/Prepays	7,133
SUBTOTAL	59,133
Less	
Mortgage Amount	51,309

PREPAID EXPENSES

Hazard Insurance	360
Tax Escrow/12 mos.	2,974
MIP Financed	1,129
Prepaid Interest/15 days	95
Other	0
Total	\$4,558

Costs Paid by Seller **0**

CASH NEEDED **\$7,824**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME \$23,206

MAXIMUM MONTHLY DEBT* \$232

**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