

# 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
SUBTOTAL	187,589
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  
(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

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LICENSED MORTGAGE BANKER - NYS BANKING DEPARTMENT

Presented by-

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

For:

**1121 Teall Avenue**  
**Syracuse, NY 13206**

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

October 4, 2010

## FHA - FIXED

Sales Price	\$40,000
Down Payment	1400
Base Mortgage	38,600
MIP	386

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

**Mortgage Amount** 38,986

### MONTHLY PAYMENTS

Principal & Interest	\$197.54
Taxes	233.33
Hazard Insurance	30.00
MIP monthly	28.95

### CLOSING COSTS

Discount Points	386
Underwriting Fee	350
Appraisal Fee	400
Flood & Fraud Certifications	130
Credit Report	50
Recording Fees	200
N.Y. Mortgage Tax	267
Banks's Attorney Fee	450
Abstract Update	92
Title Insurance	600
Total	\$2,925

**TOTAL PAYMENT** **\$489.82**

### DETAILS OF PURCHASE

Sales Price	\$40,000
Closing Costs/Prepays	5,144
SUBTOTAL	45,144
Less	
Mortgage Amount	38,986

### PREPAID EXPENSES

Hazard Insurance	360
Tax Escrow/6 mos.	1,400
MIP Financed	386
Prepaid Interest/15 days	72
Other	0
Total	\$2,218

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

**CASH NEEDED** **\$6,158**

### QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$20,268
MAXIMUM MONTHLY DEBT*	\$203

\*based on minimum income

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