

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

112 Cammot Lane
Fayetteville, NY 13066

Ann Coyne
Homestead Financial
445-2000 ext. 251

June 10, 2009

FHA - FIXED

Sales Price	\$187,500
Down Payment	6600
Base Mortgage	180,900
MIP	3,166

Interest Rate	6.00%
Term in Years	30
Point(s)	0.000

Mortgage Amount 184,066

MONTHLY PAYMENTS

Principal & Interest	\$1,103.57
Taxes	593.42
Hazard Insurance	100.00
MIP monthly	82.91

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	1355
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	1200
Total	\$4,016

TOTAL PAYMENT **\$1,879.90**

DETAILS OF PURCHASE

Sales Price	\$187,500
Closing Costs/Prepays	15,957
SUBTOTAL	203,457
Less	
Mortgage Amount	184,066

PREPAID EXPENSES

Hazard Insurance	1200
Tax Escrow/12 mos.	7,121
MIP Financed	3,166
Prepaid Interest/15 days	454
Other	0
Total	\$11,941

Costs Paid by Seller **0**

CASH NEEDED **\$19,391**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$77,789
MAXIMUM MONTHLY DEBT*	\$778

*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

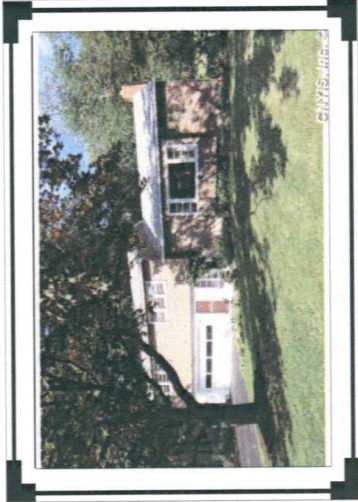


EQUAL HOUSING LENDER



Pei Lin Huang
KELLER WILLIAMS SYRACUSE
474-1899
PeiLin@PeiLin.com

112 Camnot Lane
Manlius



DEBB PARKER... THE FIRST AND LAST PIECE TO THE HOME BUYING PUZZLE

PURCHASE PRICE: \$187,500

MORTGAGE TYPE: 80/5/15
RATE: 5.88%
TERM (IN YEARS): 30
PERCENT DOWN: 5.00%
DOWN PAYMENT: 9,375.00
MORTGAGE AMOUNT: 150,000.00
SECOND MORTGAGE: 28,125.00

PRINCIPAL & INTEREST: 887.31
PRINCIPAL & INTEREST -SECOND MORTGAGE: 186.93
TAXES: 593.42
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED 5.88% 30
TERM (IN YEARS): 30
PERCENT DOWN: 3.50%
DOWN PAYMENT: 6,562.50
FHA MAX. MORTGAGE: 183,250.00
FHA MAX. MORTGAGE: 2,700.00
MORTGAGE AMOUNT: 185,950.00

PRINCIPAL & INTEREST: 1,099.96
TAXES: 593.42
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 76.35

\$7,121

ZERO DOWN/ NO MI 5/1 ARM 5.50% 30**
TERM (IN YEARS): 30
PERCENT DOWN: 0.00%
DOWN PAYMENT: 0
FHA MAX. MORTGAGE: 187,500.00
FHA MAX. MORTGAGE: 0.00
MORTGAGE AMOUNT: 1,064.60

PRINCIPAL & INTEREST: 0.00
TAXES: 593.42
HOMEOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 0.00

TOTAL MONTHLY PAYMENT: \$1,709.32

\$1,811.40

\$1,699.68

SETTLEMENT COSTS

CLOSING COSTS: \$3,238.68
PREPAID ITEMS: 8,076.00
POINTS (IF Applicable): 0.00
DOWN PAYMENT: 9,375.00

TOTAL COSTS: \$20,689.68

SETTLEMENT COSTS

CLOSING COSTS: \$3,238.68
PREPAID ITEMS: 8,076.00
POINTS (IF Applicable): 0.00
DOWN PAYMENT: 6,562.50

\$17,877.18

\$11,314.68

INQUIRE ABOUT SELLERS CONCESSIONS
MAXIMIZE TAX ADVANTAGES

80/10/10 OR 80/20
100% CONVENTIONAL

DEBB PARKER

COMMONFUND MORTGAGE
OFFICE: (315) 472-5832 Ext. 1052
CELL: (315) 374-5830
WWW.CNYHOMEFINANCING.COM
E-MAIL: DEBB@CNYHOMEFINANCING.COM

Debb Parker specializes in providing several financing options and encourages buyers to choose the product that best fits their needs

INTEREST RATES SUBJECT TO CHANGE

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept

KEEP YOUR INVESTMENTS GROWING
THINK "BIG PICTURE"

FICO SCORE DRIVEN

****FIRST TIME HOME-BUYERS ONLY**



Mary Lou Colbert - Mortgage Executive
 432-1971, ext 6426
marylouc@americu.org
 Fax 432-0578



Welcome to: 112 Cammot Lane, Fayetteville, NY
 Prepared for: Pei Lin Huang - Keller Williams - Syracuse

Purchase Price: \$187,500

	<u>30 Yr Fixed</u>	<u>80/15/5</u>	<u>FHA</u>
Loan Amount	\$178,125	\$150,000	\$184,104
Rate - EFF; 6/9/09	5.875%	5.875%	6.000%
Down Payment	\$9,375	\$37,500	\$6,563
Points/FHLMC Fee	445	1125	0
Flood Cert, Tax Serv	110	110	110
Credit Report	20	20	20
Appraisal	350	350	350
Recording	115	115	115
Abstract	100	100	100
Bank Attorney	425	425	425
Loan Evaluation	50	50	50
Doc Prep/other fees	50	256	50
Title Insurance	1046	948	1087
NYS Mtg Tax	1311	1100	1356
Property Tax	7121	7121	7121
Homeowners Ins	600	600	600
Prepaid Interest	872	734	921
-Seller Concessions			
-Grant or other credits*		\$28,125	
CASH REQUIRED	\$21,990	\$22,430	\$18,867
Principal & Interest	\$1,053.68	\$887.31	\$1,103.80
Taxes	593	593	593
Homeowners Insurance	50	50	50
Monthly PMI	116	0	83
2nd Mortgage	0.00	256.74	0
HOA			
Total Monthly	\$1,812.87	\$1,787.47	\$1,830.14

*Sonyma/Homeheadquarters/UNPA
 Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
 Rates Subject to change without notice - eff 6/9/09
 FHA & VA Loan Amounts include MIP & Funding Fee
 New Construction Rate Lock - 6 Months

Note: Additional fees may apply on individual credit scores and FHA list includes 1/09 change in and MIP costs.

Tax Escrow ONLY Required on FHA, VA & NOO
 Cash to close is estimated