

112 Sharon Drive

Syracuse, NY 13215



A drive through the established neighborhood of Broadview Heights will remind you of your childhood days of carefree bike rides, summer evenings chasing fireflies, piles of autumn leaves and snow forts built with friends. 112 Sharon Drive captures all that and more, with charming screened-in porch, large backyard, family room with wood burning fireplace, and finished basement for spill-over play. So much room throughout, including an eat-in kitchen, 4 spacious bedrooms, 2 full and 2 half baths, 1st-floor laundry and 2 car garage--there's plenty of space for all! Hardwood floors brighten each room as does the sunny picture window in the oversized living room. With Western Lights Plaza nearby and easy access to downtown Syracuse, this sparkling colonial will satisfy the adult in you as well!



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Paragon Home Loans, Inc.

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Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$179,900	\$179,900	\$179,900
% Down	3.50%	0.00%	10.00%
First Loan	\$176,641	\$183,767	\$161,910
Term	30 Years	30 Years	30 Years
Rate	3.875%	4.000%	4.000%
APR*	5.194%	4.388%	4.495%

CASH TO CLOSE			
Down Payment	\$6,297	\$0	\$17,990
Closing Costs	\$4,467	\$4,047	\$4,351
PrePays/Impounds	\$5,991	\$6,314	\$5,976
Total \$ Required	\$16,755	\$10,361	\$28,317

HOUSING EXPENSE			
First Loan P & I	\$831	\$877	\$773
Taxes, Ins & MI	\$664	\$541	\$600
Total Monthly Pmt	\$1,495	\$1,418	\$1,373

INCOME TO QUALIFY			
Income Guide	\$4,740	\$4,890	\$4,130

*APR = Annual Percentage Rate



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