

# HOMESTEAD

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

Presented by-

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

For:

**113 Emann Drive**  
**Camillus, NY 13031**

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

September 29, 2009

## FHA - FIXED

Sales Price	\$177,000
Down Payment	6200
Base Mortgage	170,800
MIP	2,989

**Mortgage Amount** 173,789

### CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood and Fraud Certifications	80
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	1278
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	1100
Total	\$3,889

### PREPAID EXPENSES

Hazard Insurance	600
Tax Escrow/12 mos.	5,513
MIP Financed	2,989
Prepaid Interest/15 days	375
Other	0
Total	\$9,477

Interest Rate	5.25%
Term in Years	30
Point(s)	0.000

### MONTHLY PAYMENTS

Principal & Interest	\$959.67
Taxes	459.42
Hazard Insurance	50.00
MIP monthly	78.28

**TOTAL PAYMENT** **\$1,547.37**

### DETAILS OF PURCHASE

Sales Price	\$177,000
Closing Costs/Prepays	13,366
SUBTOTAL	190,366
Less	
Mortgage Amount	173,789

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

**CASH NEEDED** **\$16,577**

### QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$64,029
MAXIMUM MONTHLY DEBT*	\$640

\*based on minimum income

5010 Campuswood Drive, Suite 205 • East Syracuse, NY 13057  
(315) 445-2000 • Fax (315) 445-2008 • (800) 343-8979

10 Main Street • Suite 200 • Whitesboro, NY 13492  
(315) 768-1980 • Fax (315) 768-1977 • (866) 365-2016

4549 Main Street • Suite 204 • Amherst, NY 14226  
(716) 839-5771 • Fax (716) 839-5806 • (888) 634-2919

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

113 Emann Drive  
 Camillus



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

**PURCHASE PRICE: \$177,000**

**80/5/15**  
 MORTGAGE TYPE: 5.25%  
 RATE: 30  
 TERM (IN YEARS): 5.00%  
 PERCENT DOWN: 8,850.00  
 DOWN PAYMENT: 141,600.00  
 MORTGAGE AMOUNT: 26,550.00  
 SECOND MORTGAGE:

PRINCIPAL & INTEREST: 781.92  
 PRINCIPAL & INTEREST - SECOND MORTGAGE: 163.47  
 TAXES: 459.42  
 HOMEOWNER INSURANCE: 41.67  
 MORTGAGE INSURANCE: 0.00

**TOTAL MONTHLY PAYMENT: \$1,446.47**

**TOTAL TAXES:**

**FHA 30 YEAR FIXED** 5.25%  
 RATE: 30  
 TERM (IN YEARS): 3.50%  
 PERCENT DOWN: 6,195.00  
 DOWN PAYMENT: 173,000.00  
 FHA MAX. MORTGAGE: 2,550.00  
 MORTGAGE AMOUNT: 175,550.00  
 PRINCIPAL & INTEREST: 969.39  
 TAXES: 459.42  
 HOMEOWNER INSURANCE: 41.67  
 MORTGAGE INSURANCE: 72.08

**TOTAL MONTHLY PAYMENT: \$1,542.56**

**\$5,513**

**ZERO DOWN/ NO MI\*\* 5/1 ARM**

5.25%  
 30  
 0.00%  
 0  
 177,000.00  
 0.00  
 977.40  
 0.00  
 459.42  
 41.67  
 0.00

**SETTLEMENT COSTS**

CLOSING COSTS: \$3,131.58  
 PREPAID ITEMS: 6,397.00  
 POINTS (IF APPLICABLE): 0.00  
 DOWN PAYMENT: 8,850.00

**TOTAL COSTS: \$18,378.58**

INQUIRE ABOUT SELLERS CONCESSIONS  
 MAXIMIZE TAX ADVANTAGES

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

**SETTLEMENT COSTS**

CLOSING COSTS: \$3,131.58  
 PREPAID ITEMS: 6,397.00  
 POINTS (IF APPLICABLE): 0.00  
 DOWN PAYMENT: 6,195.00

**TOTAL COSTS: \$15,723.58**

**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**