

# HOMESTEAD

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

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

For:

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

**1219 Lancaster Avenue**  
**Syracuse, NY 13210**

April 9, 2010

## FHA - FIXED

Sales Price \$168,500  
 Down Payment 5900  
 Base Mortgage 162,600  
 MIP 3,659

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

## Mortgage Amount

166,259

## CLOSING COSTS

Discount Points 0  
 Underwriting Fee 350  
 Appraisal Fee 400  
 Flood and Fraud Certifications 130  
 Credit Report 50  
 Recording Fees 170  
 N.Y. Mortgage Tax 1222  
 Banks's Attorney Fee 450  
 Abstract Update 85  
 Title Insurance 1100  
 Total \$3,957

## MONTHLY PAYMENTS

Principal & Interest \$918.09  
 Taxes 317.58  
 Hazard Insurance 40.00  
 MIP monthly 74.53

## TOTAL PAYMENT

**\$1,350.19**

## DETAILS OF PURCHASE

Sales Price \$168,500  
 Closing Costs/Prepays 10,360  
 SUBTOTAL 178,860  
 Less  
 Mortgage Amount 166,259

## PREPAID EXPENSES

Hazard Insurance 480  
 Tax Escrow/6 mos. 1,906  
 MIP Financed 3,659  
 Prepaid Interest/15 days 359  
 Other 0  
 Total \$6,403

## Costs Paid by Seller

0

## CASH NEEDED

**\$12,601**

QUALIFYING RATIOS:  
 MINIMUM YEARLY INCOME \$55,870  
 MAXIMUM MONTHLY DEBT\* \$559


*\*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**  
**PLHuang@YourCNYHome.com**



**1219 Lancaster Avenue**  
**Syracuse**

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

<b>PURCHASE PRICE:</b>	<b>\$168,500</b>	<b>TOTAL TAXES:</b>	<b>\$3,811</b>
<b>MORTGAGE TYPE:</b>	<b>80/15</b>	<b>FHA 30 YEAR FIXED</b>	<b>ZERO DOWN/ NO MI** 5/1 ARM</b>
<b>RATE:</b>	5.25%	<b>RATE:</b>	5.00%
<b>TERM (IN YEARS):</b>	30	<b>TERM (IN YEARS):</b>	30
<b>PERCENT DOWN :</b>	5.00%	<b>PERCENT DOWN :</b>	3.50%
<b>DOWN PAYMENT:</b>	8,425.00	<b>DOWN PAYMENT:</b>	5,897.50
<b>MORTGAGE AMOUNT:</b>	134,800.00	<b>FHA MAX. MORTGAGE:</b>	164,700.00
<b>SECOND MORTGAGE:</b>	25,275.00	<b>FHA MAX. MORTGAGE:</b>	3,700.00
	-----	<b>MORTGAGE AMOUNT:</b>	168,400.00
<b>PRINCIPAL &amp; INTEREST:</b>	744.37		-----
<b>PRINCIPAL &amp; INTEREST -SECOND MORTGAGE:</b>	155.62	<b>PRINCIPAL &amp; INTEREST:</b>	904.01
<b>TAXES:</b>	317.58	<b>TAXES:</b>	317.58
<b>HOMEOWNER INSURANCE:</b>	41.67	<b>HOMEOWNER INSURANCE:</b>	41.67
<b>MORTGAGE INSURANCE:</b>	0.00	<b>MORTGAGE INSURANCE:</b>	68.63
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<b>TOTAL MONTHLY PAYMENT:</b>	<b>\$1,259.24</b>	<b>TOTAL MONTHLY PAYMENT:</b>	<b>\$1,315.97</b>

	<b>SETTLEMENT COSTS</b>		<b>SETTLEMENT COSTS</b>
<b>CLOSING COSTS:</b>	\$3,055.64	<b>CLOSING COSTS:</b>	\$3,055.64
<b>PREPAID ITEMS:</b>	3,853.00	<b>PREPAID ITEMS:</b>	3,853.00
<b>POINTS (IF Applicable):</b>	0.00	<b>POINTS (IF Applicable):</b>	0.00
<b>DOWN PAYMENT:</b>	8,425.00	<b>DOWN PAYMENT:</b>	5,897.50
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<b>TOTAL COSTS:</b>	<b>\$15,333.64</b>	<b>TOTAL COSTS:</b>	<b>\$12,806.14</b>

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

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FICO SCORE DRIVEN

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

\*\*FIRST TIME HOME-BUYERS ONLY