



04/29/2009

Pei Lin Huang
 KELLER WILLIAMS SYRACUSE
 474-1899
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1232 Cumberland Avenue
 Syracuse E

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

PURCHASE PRICE: \$128,500

80/5/15
 MORTGAGE TYPE: 5.00%
 RATE: 30
 TERM (IN YEARS): 5.00%
 PERCENT DOWN: 6,425.00
 DOWN PAYMENT: 102,800.00
 MORTGAGE AMOUNT: 19,275.00
 SECOND MORTGAGE:
 PRINCIPAL & INTEREST: 551.85
 PRINCIPAL & INTEREST - SECOND MORTGAGE: 128.11
 TAXES: 247.58
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED
 RATE: 5.00%
 TERM (IN YEARS): 30
 PERCENT DOWN: 3.50%
 DOWN PAYMENT: 4,497.50
 FHA MAX. MORTGAGE: 125,600.00
 FHA MAX. MORTGAGE: 1,850.00
 MORTGAGE AMOUNT: 127,450.00
 PRINCIPAL & INTEREST: 684.18
 TAXES: 247.58
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 52.33

\$2,971

ZERO DOWN/ NO MI 5/1 ARM**
 RATE: 5.00%
 TERM (IN YEARS): 30
 PERCENT DOWN: 0.00%
 DOWN PAYMENT: 0
 FHA MAX. MORTGAGE: 128,500.00
 MORTGAGE AMOUNT: 0.00
 PRINCIPAL & INTEREST: 689.82
 TAXES: 247.58
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL MONTHLY PAYMENT: \$969.21

\$969.21

\$1,025.76

\$979.07

SETTLEMENT COSTS

CLOSING COSTS: \$2,517.63
 PREPAID ITEMS: 2,616.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 6,425.00

TOTAL COSTS: \$11,558.63

SETTLEMENT COSTS

CLOSING COSTS: \$2,517.63
 PREPAID ITEMS: 2,616.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 4,497.50

\$9,631.13

\$5,133.63

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

KEEP YOUR INVESTMENTS GROWING
 THINK "BIG PICTURE"

FICO SCORE DRIVEN

INTEREST RATES SUBJECT TO CHANGE

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept

**FIRST TIME HOME-BUYERS ONLY

HOME[®]STEAD

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

Presented by-

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

For:

**232 Cumberland Avenue
Syracuse, NY 13210**

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

April 28, 2009

FHA - FIXED

Sales Price	\$128,500
Down Payment	4500
Base Mortgage	124,000
MIP	2,170

Interest Rate	5.00%
Term in Years	30
Point(s)	0.000

Mortgage Amount 126,170

MONTHLY PAYMENTS

Principal & Interest	\$677.31
Taxes	247.58
Hazard Insurance	37.48
MIP monthly	56.83

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	921
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	900
Total	\$3,282

TOTAL PAYMENT **\$1,019.20**

DETAILS OF PURCHASE

Sales Price	\$128,500
Closing Costs/Prepays	7,647
SUBTOTAL	136,147
Less	
Mortgage Amount	126,170

PREPAID EXPENSES

Hazard Insurance	450
Tax Escrow/6 mos.	1,486
MIP Financed	2,170
Prepaid Interest/15 days	259
Other	0
Total	\$4,365

Costs Paid by Seller 0

CASH NEEDED **\$9,977**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$42,174
MAXIMUM MONTHLY DEBT*	\$422

**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
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