

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

128 Hertford Street
Syracuse, NY 13210

Ann Coyne
Homestead Financial
445-2000 ext. 251

February 3, 2009

FHA - FIXED

Sales Price	\$146,500
Down Payment	5150
Base Mortgage	141,350
MIP	2,474

Mortgage Amount	143,824
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CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	1054
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	900
Total	\$3,415

PREPAID EXPENSES

Hazard Insurance	513
Tax Escrow/6 mos.	2,053
MIP Financed	2,474
Prepaid Interest/15 days	325
Other	0
Total	\$5,364

Interest Rate	5.50%
Term in Years	30
Point(s)	0.000

MONTHLY PAYMENTS

Principal & Interest	\$816.61
Taxes	342.08
Hazard Insurance	42.73
MIP monthly	64.79

<u>TOTAL PAYMENT</u>	\$1,266.21
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DETAILS OF PURCHASE

Sales Price	\$146,500
Closing Costs/Prepays	8,779
SUBTOTAL	155,279
Less	
Mortgage Amount	143,824

Costs Paid by Seller	0
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<u>CASH NEEDED</u>	\$11,455
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QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$52,395
MAXIMUM MONTHLY DEBT*	\$524

***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



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



Welcome to: 128 Hertford St, Syracuse
 Prepared for: Pei Lin Huang - Keller Williams - Syracuse

Purchase Price: \$146,500

	<u>30 Yr Fixed</u>	<u>80/15/5</u>	<u>FHA</u>
Loan Amount	\$139,175	\$117,200	\$143,493
Rate - EFF; 02/04/09	5.250%	5.250%	6.500%
Down Payment	\$7,325	\$29,300	\$5,128
Points/FHLMC Fee	380	879	0
Flood Cert, Tax Serv	97	97	97
Credit Report	18	18	18
Appraisal	275	275	275
Recording	115	115	115
Abstract	90	90	90
Bank Attorney	425	425	425
Loan Evaluation	50	50	50
Doc Prep/other fees	50	195	50
Title Insurance	948	708	961
NYS Mtg Tax	1019	854	1051
Property Tax	4105	4105	4105
Homeowners Ins	550	550	550
Prepaid Interest	609	513	777
-Seller Concessions			
-Grant or other credits*		\$21,975	
CASH REQUIRED	\$16,056	\$16,199	\$13,692
Principal & Interest	\$768.53	\$647.18	\$906.97
Taxes	342	342	342
Homeowners Insurance	46	46	46
Monthly PMI	90	0	65
2nd Mortgage	0.00	200.60	0
HOA			
Total Monthly	\$1,246.91	\$1,235.70	\$1,359.60

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

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

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



02/05/2009

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



128 Hertford Street
 Syracuse E

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

PURCHASE PRICE: \$146,500

MORTGAGE TYPE: **80/15/15**
 RATE: 5.25%
 TERM (IN YEARS): 30
 PERCENT DOWN: 5.00%
 DOWN PAYMENT: 7,325.00
 MORTGAGE AMOUNT: 117,200.00
 SECOND MORTGAGE: 21,975.00

PRINCIPAL & INTEREST: 647.18
 PRINCIPAL & INTEREST - SECOND MORTGAGE: 146.05
 TAXES: 342.08
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED 5.50%
 TERM (IN YEARS): 30
 PERCENT DOWN: 2.25%
 DOWN PAYMENT: 3,296.25
 FHA MAX. MORTGAGE: 143,200.00
 FHA MAX. MORTGAGE: 2,100.00
 MORTGAGE AMOUNT: 145,300.00

PRINCIPAL & INTEREST: 825.00
 TAXES: 342.08
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 59.67

\$4,105

ZERO DOWN/ NO MI 5/1 ARM** 5.38%
 TERM (IN YEARS): 30
 PERCENT DOWN: 0.00%
 DOWN PAYMENT: 0
 FHA MAX. MORTGAGE: 146,500.00
 MORTGAGE AMOUNT: 0.00

PRINCIPAL & INTEREST: 820.36
 TAXES: 342.08
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL MONTHLY PAYMENT: \$1,176.98

\$1,268.42

\$1,204.11

SETTLEMENT COSTS

CLOSING COSTS: \$2,808.87
 PREPAID ITEMS: 3,457.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 7,325.00

TOTAL COSTS: \$13,590.87

SETTLEMENT COSTS

CLOSING COSTS: \$2,808.87
 PREPAID ITEMS: 3,457.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 3,296.25

\$9,562.12

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

KEEP YOUR INVESTMENTS GROWING
 THINK "BIG PICTURE"

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**