



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



Welcome to: 129 Milnor Ave., Syracuse, NY 13224
 Prepared for: Pei Lin Huang - Keller Williams - Syra

Purchase Price: \$82,500

Loan Amount	<u>30 Yr Fixed</u>	<u>80/15/5</u>	<u>FHA</u>
Rate - EFF; 8/27/09	\$78,375	\$66,000	\$81,006
Down Payment	5.500%	5.500%	5.500%
Points/FHLMC Fee	\$4,125	\$16,500	\$2,888
Flood Cert, Tax Serv	196	495	0
Credit Report	110	110	110
Appraisal	20	20	20
Recording	350	350	350
Abstract	115	115	115
Bank Attorney	100	100	100
Loan Evaluation	425	425	425
Doc Prep/other fees	50	50	50
Title Insurance	50	99	50
NYS Mtg Tax	650	626	650
Property Tax	563	470	583
Homeowners Ins	2629	2629	2629
Prepaid Interest	550	550	550
-Seller Concessions	359	303	371
-Grant or other credits*		\$12,375	
CASH REQUIRED	\$10,292	\$10,466	\$8,890
Principal & Interest	\$445.00	\$374.74	\$459.94
Taxes	219	219	219
Homeowners Insuranc	46	46	46
Monthly PMI	51	0	36
2nd Mortgage	0.00	112.97	0
HOA			
Total Monthly	\$760.87	\$752.62	\$761.26

*Sonyma/Homeheadquarters/UNPA
 Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
Rates Subject to change without notice - eff 8/27/09
 FHA & VA Loan Amounts include MIP & Funding Fee
 New Construction Rate Lock - 6 Months

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

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

HOME[®]STEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

129 Milnor Avenue
Syracuse, NY 13224

Ann Coyne
Homestead Financial
445-2000 ext. 251

August 26, 2009

FHA - FIXED

Sales Price	\$82,500
Down Payment	2900
Base Mortgage	79,600
MIP	1,393

Mortgage Amount 80,993

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	582
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	650
Total	\$2,693

PREPAID EXPENSES

Hazard Insurance	420
Tax Escrow/6 mos.	1,315
MIP Financed	1,393
Prepaid Interest/15 days	183
Other	0
Total	\$3,311

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

MONTHLY PAYMENTS

Principal & Interest	\$459.87
Taxes	219.08
Hazard Insurance	35.00
MIP monthly	36.48

TOTAL PAYMENT **\$750.44**

DETAILS OF PURCHASE

Sales Price	\$82,500
Closing Costs/Prepays	6,004
SUBTOTAL	88,504
Less	
Mortgage Amount	80,993

Costs Paid by Seller **0**

CASH NEEDED **\$7,511**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$31,053
MAXIMUM MONTHLY DEBT*	\$311

*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

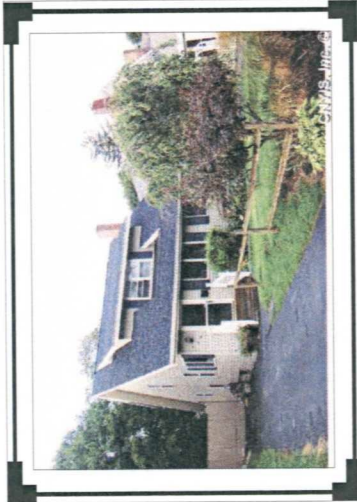


EQUAL HOUSING LENDER



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

129 Milnor Avenue
Syracuse E



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

PURCHASE PRICE: \$82,500

MORTGAGE TYPE: 80/5/15
 RATE: 5.50%
 TERM (IN YEARS): 30
 PERCENT DOWN: 5.00%
 DOWN PAYMENT: 4,125.00
 MORTGAGE AMOUNT: 66,000.00
 SECOND MORTGAGE: 12,375.00

PRINCIPAL & INTEREST: 374.74
 PRINCIPAL & INTEREST -SECOND MORTGAGE: 76.20
 TAXES: 219.08
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED 5.50% 30
 RATE: 5.50% 30
 TERM (IN YEARS): 30
 PERCENT DOWN: 3.50%
 DOWN PAYMENT: 2,887.50
 MORTGAGE AMOUNT: 80,600.00
 FHA MAX. MORTGAGE: 1,200.00
 MORTGAGE AMOUNT: 81,800.00

PRINCIPAL & INTEREST: 464.45
 TAXES: 219.08
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 33.58

\$2,629

ZERO DOWN/ NO MI 5/1 ARM** 5.50% 30
 RATE: 5.50% 30
 TERM (IN YEARS): 30
 PERCENT DOWN: 0.00%
 DOWN PAYMENT: 0
 MORTGAGE AMOUNT: 82,500.00
 FHA MAX. MORTGAGE: 0.00
 MORTGAGE AMOUNT: 0.00

TOTAL MONTHLY PAYMENT: \$711.69

\$758.78

\$729.18

SETTLEMENT COSTS

CLOSING COSTS: \$2,022.25
 PREPAID ITEMS: 2,321.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 4,125.00

TOTAL COSTS: \$8,468.25

SETTLEMENT COSTS

CLOSING COSTS: \$2,022.25
 PREPAID ITEMS: 2,321.00
 POINTS (IF Applicable): 0.00
 DOWN PAYMENT: 2,887.50

\$7,230.75

\$4,343.25

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

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**