

# HOMESTEAD

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

Presented by-

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

For:

**1301 Westmoreland Avenue**  
**Syracuse, NY 13210**

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

October 11, 2010

## **FHA - FIXED**

Sales Price	\$140,000
Down Payment	4900
Base Mortgage	135,100
MIP	1,351
<b>Mortgage Amount</b>	<b>136,451</b>

Interest Rate	4.25%
Term in Years	30
Point(s)	0.000

## **CLOSING COSTS**

Discount Points	0
Underwriting Fee	350
Appraisal Fee	400
Flood & Fraud Certifications	130
Credit Report	50
Recording Fees	200
N.Y. Mortgage Tax	998
Banks's Attorney Fee	450
Abstract Update	92
Title Insurance	975
Total	\$3,645

## **MONTHLY PAYMENTS**

Principal & Interest	\$671.26
Taxes	347.75
Hazard Insurance	40.83
MIP monthly	101.33

## **TOTAL PAYMENT**

**\$1,161.17**

## **DETAILS OF PURCHASE**

Sales Price	\$140,000
Closing Costs/Prepays	7,811
SUBTOTAL	147,811
Less	
Mortgage Amount	136,451

## **PREPAID EXPENSES**

Hazard Insurance	490
Tax Escrow/6 mos.	2,087
MIP Financed	1,351
Prepaid Interest/15 days	238
Other	0
Total	\$4,166

## **Costs Paid by Seller**

**0**

## **CASH NEEDED**

**\$11,360**

## **QUALIFYING RATIOS:**

MINIMUM YEARLY INCOME	\$48,048
MAXIMUM MONTHLY DEBT*	\$480

*\*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