

HOMESTEAD

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

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

130 Seventh North Street
Syracuse, NY 13208

Ann Coyne
Homestead Financial
445-2000 ext. 251

October 29, 2009

FHA - FIXED

Sales Price	\$85,500
Down Payment	3000
Base Mortgage	82,500
MIP	1,444

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

Mortgage Amount 83,944

MONTHLY PAYMENTS

Principal & Interest	\$463.54
Taxes	301.17
Hazard Insurance	35.00
MIP monthly	37.81

CLOSING COSTS

Discount Points	0
Underwriting Fee	350
Appraisal Fee	350
Flood Certification	30
Credit Report	26
Recording Fees	170
N.Y. Mortgage Tax	605
Banks's Attorney Fee	450
Abstract Update	85
Title Insurance	650
Total	\$2,716

TOTAL PAYMENT **\$837.52**

DETAILS OF PURCHASE

Sales Price	\$85,500
Closing Costs/Prepays	6,567
SUBTOTAL	92,067
Less	
Mortgage Amount	83,944

PREPAID EXPENSES

Hazard Insurance	420
Tax Escrow/6 mos.	1,807
MIP Financed	1,444
Prepaid Interest/15 days	181
Other	0
Total	\$3,852

Costs Paid by Seller **0**

CASH NEEDED **\$8,124**

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME	\$34,656
MAXIMUM MONTHLY DEBT*	\$347

*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

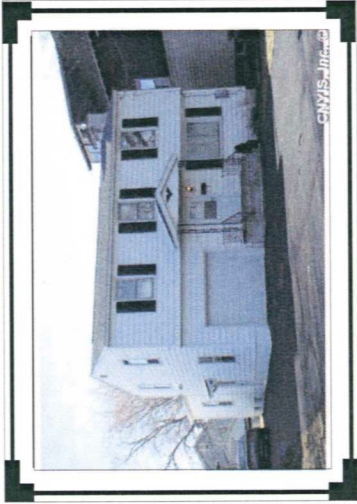


EQUAL HOUSING LENDER



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

130 Seventh North Street
Syracuse N



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

PURCHASE PRICE: \$85,500

80/15/15
 MORTGAGE TYPE: 5.25%
 RATE: 30
 TERM (IN YEARS): 5.00%
 PERCENT DOWN: 4,275.00
 DOWN PAYMENT: 68,400.00
 MORTGAGE AMOUNT: 12,825.00
 SECOND MORTGAGE:
 PRINCIPAL & INTEREST: 377.71
 PRINCIPAL & INTEREST - SECOND MORTGAGE: 78.97
 TAXES: 301.17
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 0.00

TOTAL TAXES:

FHA 30 YEAR FIXED 5.25%
 RATE: 30
 TERM (IN YEARS): 3.50%
 PERCENT DOWN: 2,992.50
 DOWN PAYMENT: 83,550.00
 FHA MAX. MORTGAGE: 1,250.00
 MORTGAGE AMOUNT: 84,800.00
 PRINCIPAL & INTEREST: 468.27
 TAXES: 301.17
 HOMEOWNER INSURANCE: 41.67
 MORTGAGE INSURANCE: 34.81

\$3,614

ZERO DOWN/ NO MI 5/1 ARM**

5.25%
 30
 0.00%
 0
 85,500.00
 0.00
 472.13
 0.00
 301.17
 41.67
 0.00

TOTAL MONTHLY PAYMENT: \$799.51

\$845.92

\$814.96

SETTLEMENT COSTS

CLOSING COSTS: \$2,056.75
 PREPAID ITEMS: 3,010.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 4,275.00

TOTAL COSTS: \$9,341.75

SETTLEMENT COSTS

CLOSING COSTS: \$2,056.75
 PREPAID ITEMS: 3,010.00
 POINTS (IF APPLICABLE): 0.00
 DOWN PAYMENT: 2,992.50

\$8,059.25

\$5,066.75

INQUIRE ABOUT SELLERS CONCESSIONS
MAXIMIZE TAX ADVANTAGES

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"

80/10/10 OR 80/20
100% CONVENTIONAL

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

****FIRST TIME HOME-BUYERS ONLY**

AN EQUAL HOUSING LENDER Licensed Mortgage Banker NY State Banking Dept