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Welcome to: 134 Norwood Ave., Syracuse
Prepared for: Pei Lin Huang - Keller Williams - Syra

Purchase Price: \$90,000

	<u>30 Yr Fixed</u>	<u>80/15/5</u>	<u>FHA</u>
Loan Amount	\$85,500	\$72,000	\$88,370
Rate - EFF: 8/4/09	5.500%	5.500%	5.500%
Down Payment	\$4,500	\$18,000	\$3,150
Points/FHLMC Fee	214	540	0
Flood Cert, Tax Serv	110	110	110
Credit Report	20	20	20
Appraisal	350	350	350
Recording	115	115	115
Abstract	100	100	100
Bank Attorney	425	425	425
Loan Evaluation	50	50	50
Doc Prep/other fees	50	110	50
Title Insurance	675	626	725
NYS Mtg Tax	616	515	638
Property Tax	2535	2535	2535
Homeowners Ins	600	600	600
Prepaid Interest	392	330	405
-Seller Concessions			
-Grant or other credits*		\$13,500	
CASH REQUIRED	\$10,752	\$10,926	\$9,273
Principal & Interest	\$485.46	\$408.81	\$501.75
Taxes	211	211	211
Homeowners Insuranc	50	50	50
Monthly PMI	56	0	40
2nd Mortgage	0.00	123.24	0
HOA			
Total Monthly	\$802.28	\$793.29	\$802.56

***Sonyma/Homeheadquarters/UNPA**
Biweekly available on Conventional Mortgages
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available
Rates Subject to change without notice - eff 8/4/09
 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

HOMESTEAD

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

Presented by-
Pei Lin Team @
Keller Williams Realty
474-1899

For:

Ann Coyne
Homestead Financial
445-2000 ext. 251

134 Norwood Avenue
Syracuse, NY 13206

August 4, 2009

FHA - FIXED

Sales Price \$90,000
Down Payment 3150
Base Mortgage 86,850
MIP 1,520

Mortgage Amount

88,370

CLOSING COSTS

Discount Points 0
Underwriting Fee 350

Appraisal Fee 350
Flood Certification 30
Credit Report 26
Recording Fees 170
N.Y. Mortgage Tax 638
Banks's Attorney Fee 450
Abstract Update 85
Title Insurance 700
Total \$2,799

PREPAID EXPENSES

Hazard Insurance 420
Tax Escrow/6 mos. 1,268
MIP Financed 1,520
Prepaid Interest/15 days 200
Other 0
Total \$3,407

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

MONTHLY PAYMENTS

Principal & Interest \$501.75
Taxes 211.25
Hazard Insurance 35.00
MIP monthly 39.81

TOTAL PAYMENT

\$787.81

DETAILS OF PURCHASE

Sales Price \$90,000
Closing Costs/Prepays 6,206
SUBTOTAL 96,206
Less
Mortgage Amount 88,370

Costs Paid by Seller

0

CASH NEEDED

\$7,836

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME \$32,599

MAXIMUM MONTHLY DEBT* \$326

*based on minimum income

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EQUAL HOUSING LENDER