



Mary Lou Colbert - Mortgage Executive  
 432-1971, ext 6426  
[marylouc@americu.org](mailto:marylouc@americu.org)



Welcome to: 140 Miles Ave, Syracuse NY  
 Prepared for: PEI LIN HUANG, KELLER-WILLIAMS

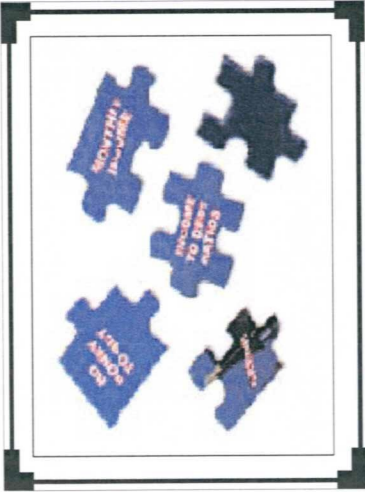
Purchase Price: \$120000.

	<u>30 Yr Fixed (5% Down)</u>	<u>80/15/5</u>	<u>30 Yr Fixed</u>	<u>7/1 ARM</u>
Loan Amount	\$114,000	\$96,000	\$96,000	\$114,000
<b>Rate (as of 03/07/08)</b>	6.650%	6.650%	6.650%	5.375%
Down Payment	\$6,000	\$24,000	\$30,000	6000
Points/FHLMC Fee	\$285	574	287	356
Flood Cert, Tax Serv	97	97	97	97
Credit Report	18	18	18	18
Appraisal	275	275	275	275
Recording	115	115	115	115
Abstract	90	90	90	90
Bank Attorney	425	425	425	425
Loan Evaluation	50	50	50	50
Doc Prep/other fees	50	110	50	50
Title Insurance	804	729	729	804
NYS Mtg Tax	830	729	729	\$830
Property Tax	3756	3756	3,756	3756
Homeowners Ins	500	500	500	500
Prepaid Interest	632	532	655	594
-Seller Concessions				
<b>-Grant or other credits*</b>		\$18,000		
Cash Required (Estimate)	<b>\$13,927</b>	<b>\$14,000</b>	<b>\$37,776</b>	<b>\$13,960</b>
Principal & Interest	\$731.84	\$616.29	\$616.29	\$638.37
Taxes	313	313	313	313
Homeowners Insurance	42	42	42	42
Monthly PMI	59	0	0	59
2nd Mortgage	0.00	169.43	0	0
HOA				
Total Monthly	\$1,145.41	\$1,140.38	\$971.29	\$1,052.37

\*Ameridream/Sonyma/Homeheadquarters/UNPA  
 Biweekly available on Conventional Mortgages  
 1 Yr, 3 Yr, 5 Yr, FHA Arms Available  
 Rate effective (03/07/08) Subject to change w/o notice.  
 FHA & VA Loan Amounts include MIP & Funding Fee  
 New Construction Rate Lock - 6 Months  
 We recommend full preapprovals  
 Tax Escrow ONLY Required on FHA & VA.

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

140 Miles Avenue  
 Syracuse E



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

**PURCHASE PRICE: \$120,000**

MORTGAGE TYPE: **80/5/15**  
 RATE: 6.00%  
 TERM (IN YEARS): 30  
 PERCENT DOWN: 20.00%  
 DOWN PAYMENT: 6,000.00  
 MORTGAGE AMOUNT: 96,000.00  
 SECOND MORTGAGE: 18,000.00  
 PRINCIPAL & INTEREST: 575.57  
 PRINCIPAL & INTEREST -SECOND MORTGAGI: 142.25  
 TAXES: 313.00  
 HOMEOWNER INSURANCE: 0.00  
 MORTGAGE INSURANCE: 0.00

**TOTAL TAXES:**

**FHA 30 YEAR FIXED**  
 RATE: 6.00%  
 TERM (IN YEARS): 30  
 PERCENT DOWN: 2.25%  
 DOWN PAYMENT: 2,700.00  
 FHA MAX. MORTGAGE: 117,300.00  
 FHA MAX. MORTGAGE: 1,750.00  
 MORTGAGE AMOUNT: 119,050.00  
 PRINCIPAL & INTEREST: 713.76  
 TAXES: 313.00  
 HOMEOWNER INSURANCE: 41.67  
 MORTGAGE INSURANCE: 48.88

**\$3,756**

**NEHEMIAH**

6.00%  
 30  
 2.25%  
 2,950.00  
 126,300.00  
 1,850.00  
 128,150.00  
 768.32  
 313.00  
 41.67  
 52.63

**TOTAL MONTHLY PAYMENT: \$1,030.82**

**\$1,117.30**

**\$1,175.61**

**SETTLEMENT COSTS**

CLOSING COSTS: \$2,436.00  
 PREPAID ITEMS: 4,554.00  
 POINTS (IF APPLICABLE): 0.00  
 DOWN PAYMENT: 6,000.00

**TOTAL COSTS: \$12,990.00**

**SETTLEMENT COSTS**

CLOSING COSTS: \$2,225.50  
 PREPAID ITEMS: 4,554.00  
 POINTS (IF APPLICABLE): 0.00  
 DOWN PAYMENT: 2,700.00

**\$9,479.50**

**\$6.51**

INQUIRE ABOUT SELLERS CONCESSION  
 MAXIMIZE TAX ADVANTAGES

**DEBB PARKER & SHANNYN GERRY**

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 and Shannyn Gerry specialize in providing several financing options and encourages buyers to choose the product that best fits their needs

\*INTEREST RATES SUBJECT TO CHANGE\*