

Presented by-

Pei Lin Team @
Keller Williams Realty
474-1899

For:

1411 Lancaster Avenue
Syracuse, NY 13210

Ann Coyne
Homestead Financial
445-2000 ext. 251

April 24, 2009

FHA - FIXED

Sales Price \$145,000
 Down Payment 5075
 Base Mortgage 139,925
 MIP 2,449

Interest Rate 5.00%
 Term in Years 30
 Point(s) 0.000

Mortgage Amount 142,374

MONTHLY PAYMENTS

Principal & Interest \$764.29
 Taxes 338.58
 Hazard Insurance 42.29
 MIP monthly 64.13

CLOSING COSTS

Discount Points 0
 Underwriting Fee 350
 Appraisal Fee 350
 Flood Certification 30
 Credit Report 26
 Recording Fees 170
 N.Y. Mortgage Tax 1043
 Banks's Attorney Fee 450
 Abstract Update 85
 Title Insurance 900
 Total \$3,404

TOTAL PAYMENT \$1,209.30

DETAILS OF PURCHASE

Sales Price \$145,000
 Closing Costs/Prepays 8,684
 SUBTOTAL 153,684
 Less
 Mortgage Amount 142,374

PREPAID EXPENSES

Hazard Insurance 508
 Tax Escrow/6 mos. 2,032
 MIP Financed 2,449
 Prepaid Interest/15 days 293
 Other 0
 Total \$5,280

Costs Paid by Seller 0

CASH NEEDED \$11,310

QUALIFYING RATIOS:

MINIMUM YEARLY INCOME \$50,040
MAXIMUM MONTHLY DEBT* \$500

**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
1411 Lancaster Avenue
Syracuse E



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

PURCHASE PRICE: \$145,000

TOTAL TAXES: \$4,063

MORTGAGE TYPE:

80/5/15

FHA 30 YEAR FIXED

ZERO DOWN/ NO MI** 5/1 ARM

RATE: 5.00%
TERM (IN YEARS): 30
PERCENT DOWN: 5.00%
DOWN PAYMENT: 7,250.00
MORTGAGE AMOUNT: 116,000.00
SECOND MORTGAGE: 21,750.00

RATE: 5.00%
TERM (IN YEARS): 30
PERCENT DOWN: 3.50%
DOWN PAYMENT: 5,075.00
FHA MAX. MORTGAGE: 141,700.00
FHA MAX. MORTGAGE: 2,100.00
MORTGAGE AMOUNT: 143,800.00

5.00%
30
0.00%
0
145,000.00
0.00

PRINCIPAL & INTEREST: 622.71
PRINCIPAL & INTEREST -SECOND MORTGAGE: 144.56
TAXES: 338.58
HOMEOOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 0.00

PRINCIPAL & INTEREST: 771.95
TAXES: 338.58
HOMEOOWNER INSURANCE: 41.67
MORTGAGE INSURANCE: 59.04

778.39
0.00
338.58
41.67
0.00

TOTAL MONTHLY PAYMENT: \$1,147.52

\$1,211.24

\$1,158.64

SETTLEMENT COSTS

SETTLEMENT COSTS

CLOSING COSTS: \$2,786.99
PREPAID ITEMS: 4,863.00
POINTS (If Applicable): 0.00
DOWN PAYMENT: 7,250.00

CLOSING COSTS: \$2,786.99
PREPAID ITEMS: 4,863.00
POINTS (If Applicable): 0.00
DOWN PAYMENT: 5,075.00

TOTAL COSTS: \$14,899.99

\$12,724.99

\$7,649.99

INQUIRE ABOUT SELLERS CONCESSIONS
MAXIMIZE TAX ADVANTAGES

DEBB PARKER

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

COMMONFUND MORTGAGE
OFFICE: (315) 472-5832 Ext. 1052
CELL: (315) 374-5830
WWW.CNYHOMEFINANCING.COM
E-MAIL: DEBB@CNYHOMEFINANCING.COM

KEEP YOUR INVESTMENT'S GROWING
THINK "BIG PICTURE"

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